

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: North Greenwood-Bitter Lake/ 5

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 1019

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$155,000	\$166,500	\$321,500	\$364,000	88.3%	14.08%
2007 Value	\$171,900	\$186,000	\$357,900	\$364,000	98.3%	13.84%
Change	+\$16,900	+\$19,500	+\$36,400		+10.0%	-0.24%
% Change	+10.9%	+11.7%	+11.3%		+11.3%	-1.71%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.24% and -1.71% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2006 Value	\$162,500	\$157,300	\$319,800
2007 Value	\$180,400	\$177,700	\$358,100
Percent Change	+11.0%	+13.0%	+12.0%

Number of one to three unit residences in the Population: 5872

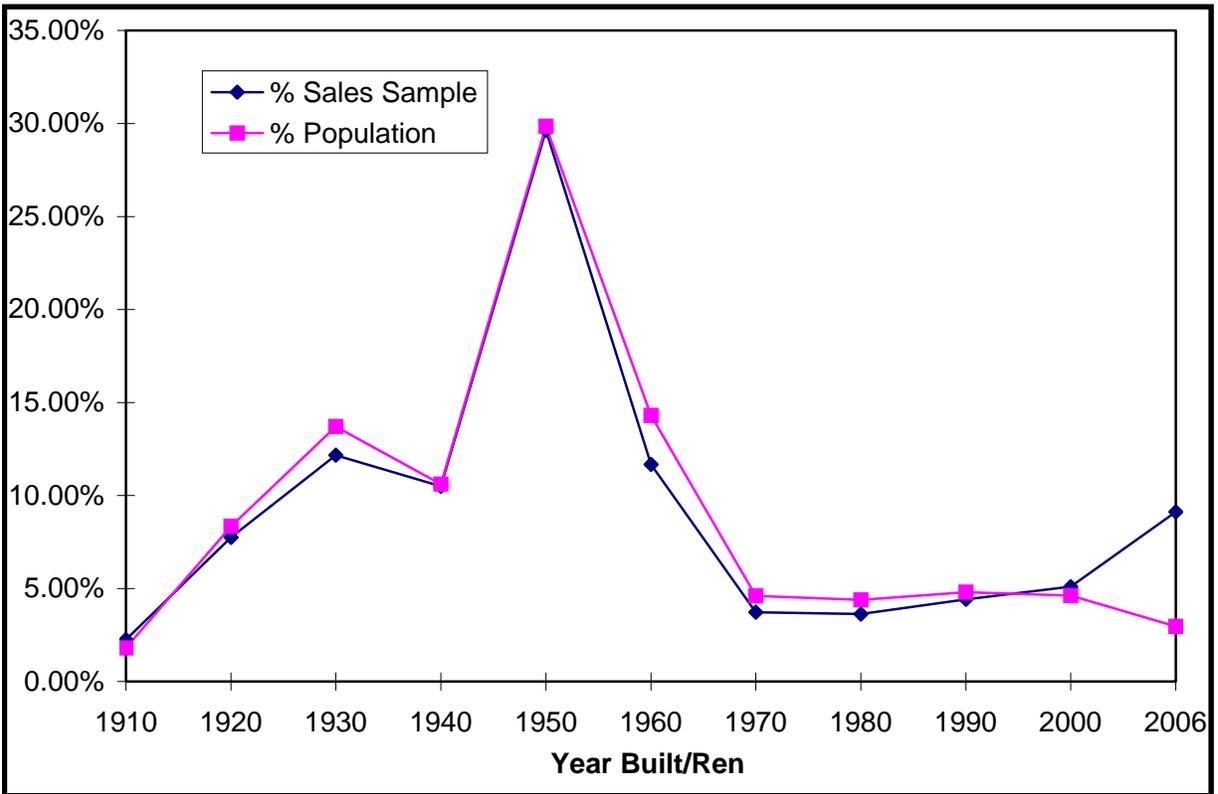
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in good condition; homes in very good condition; or homes built after year 2000 and are zoned LDT or L-1 were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Homes built prior to 1936; or ramblers with a basement were at a lower assessment ratio than other parcels and the formula adjust these upward more than others.

The formula adjusts for these differences thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	23	2.26%
1920	79	7.75%
1930	124	12.17%
1940	107	10.50%
1950	302	29.64%
1960	119	11.68%
1970	38	3.73%
1980	37	3.63%
1990	45	4.42%
2000	52	5.10%
2006	93	9.13%
	1019	

Population		
Year Built/Ren	Frequency	% Population
1910	106	1.81%
1920	490	8.34%
1930	805	13.71%
1940	623	10.61%
1950	1753	29.85%
1960	840	14.31%
1970	270	4.60%
1980	258	4.39%
1990	282	4.80%
2000	271	4.62%
2006	174	2.96%
	5872	

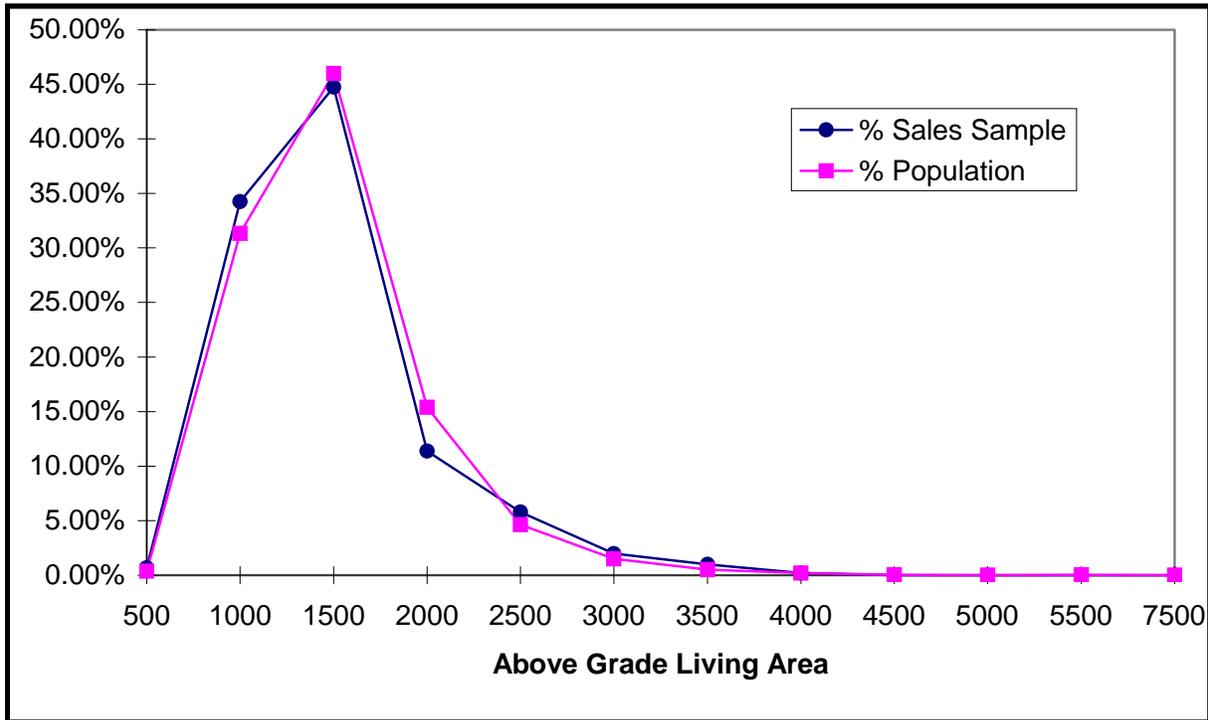


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	7	0.69%
1000	349	34.25%
1500	456	44.75%
2000	116	11.38%
2500	59	5.79%
3000	20	1.96%
3500	10	0.98%
4000	2	0.20%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1019	

Population		
AGLA	Frequency	% Population
500	22	0.37%
1000	1840	31.34%
1500	2701	46.00%
2000	904	15.40%
2500	272	4.63%
3000	88	1.50%
3500	30	0.51%
4000	12	0.20%
4500	2	0.03%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
	5872	

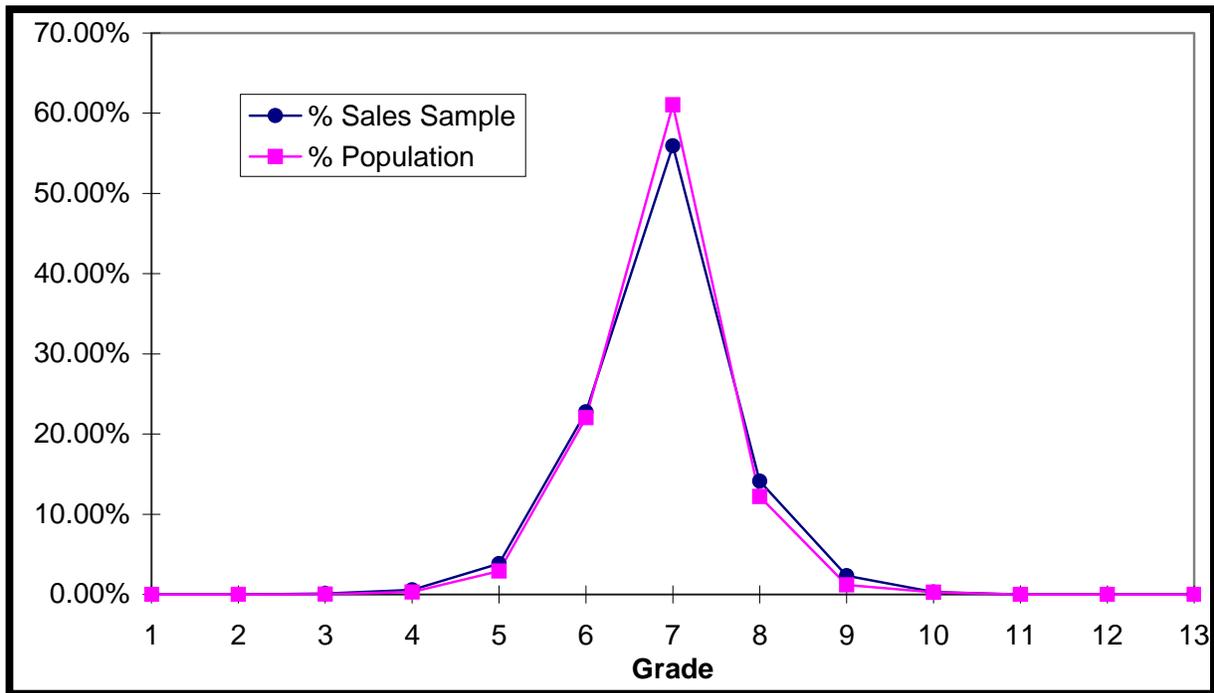


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

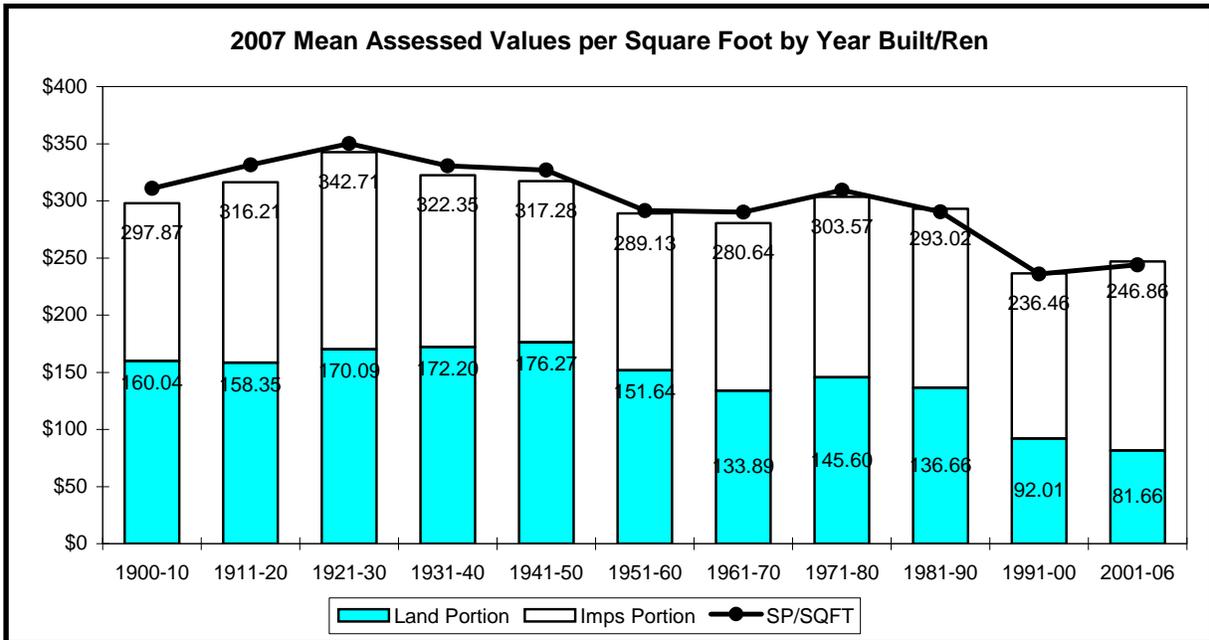
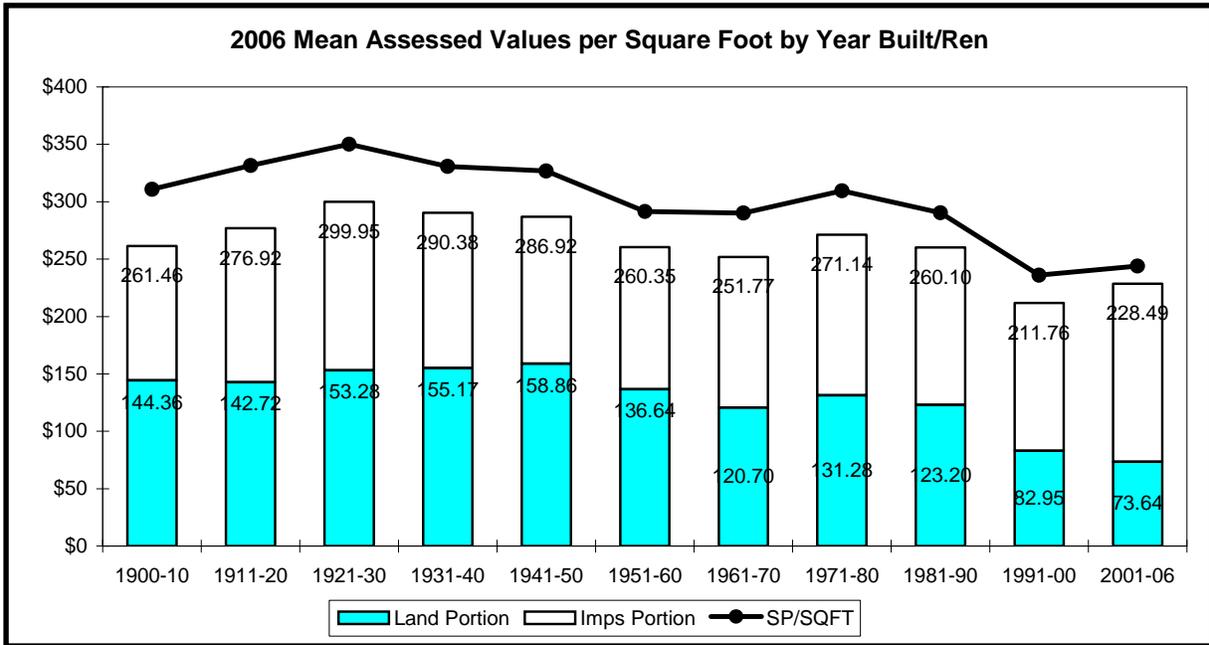
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	0.10%
4	6	0.59%
5	39	3.83%
6	232	22.77%
7	570	55.94%
8	144	14.13%
9	24	2.36%
10	3	0.29%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1019	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	19	0.32%
5	171	2.91%
6	1294	22.04%
7	3584	61.04%
8	716	12.19%
9	70	1.19%
10	15	0.26%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	5872	



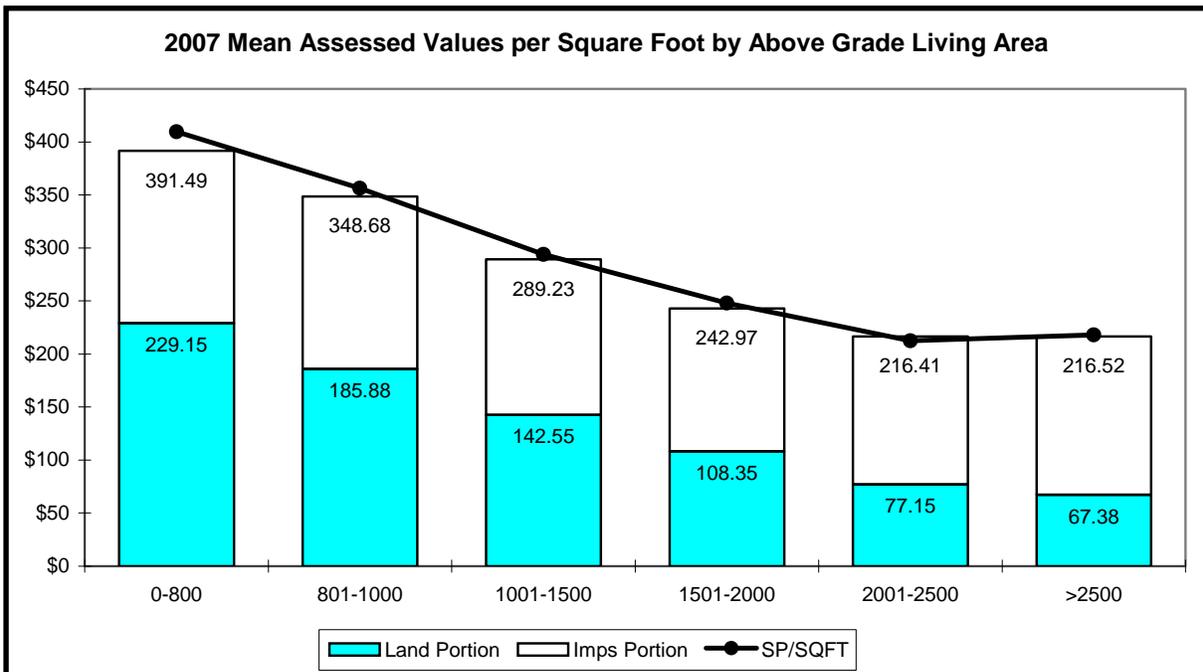
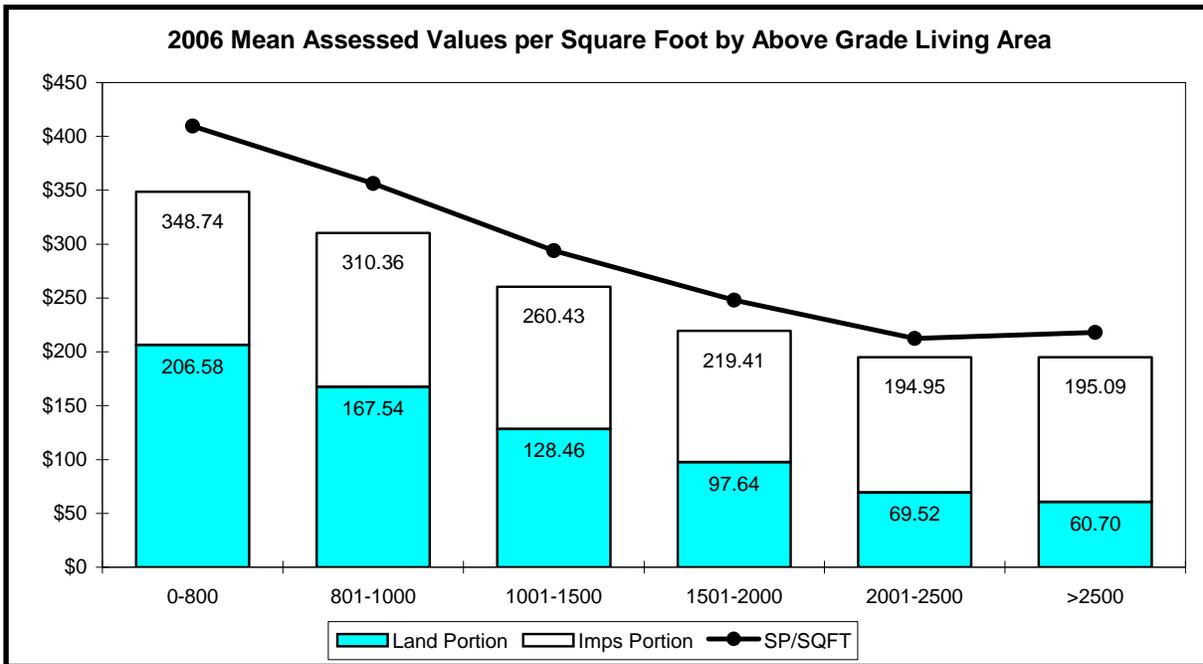
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values By Year Built / Renovated



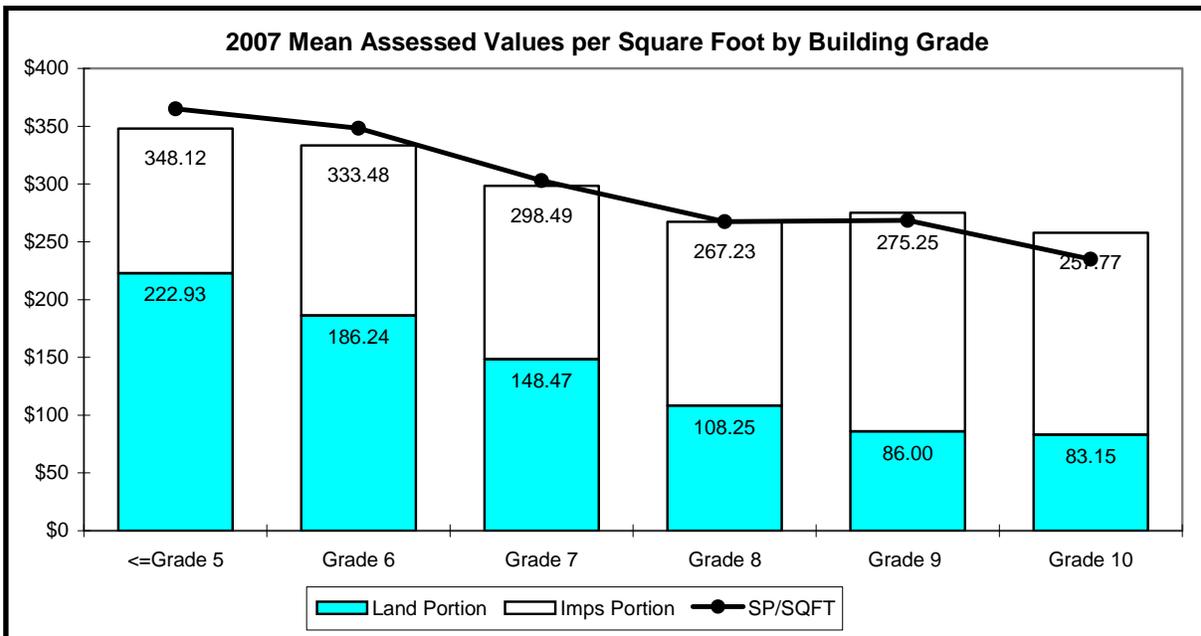
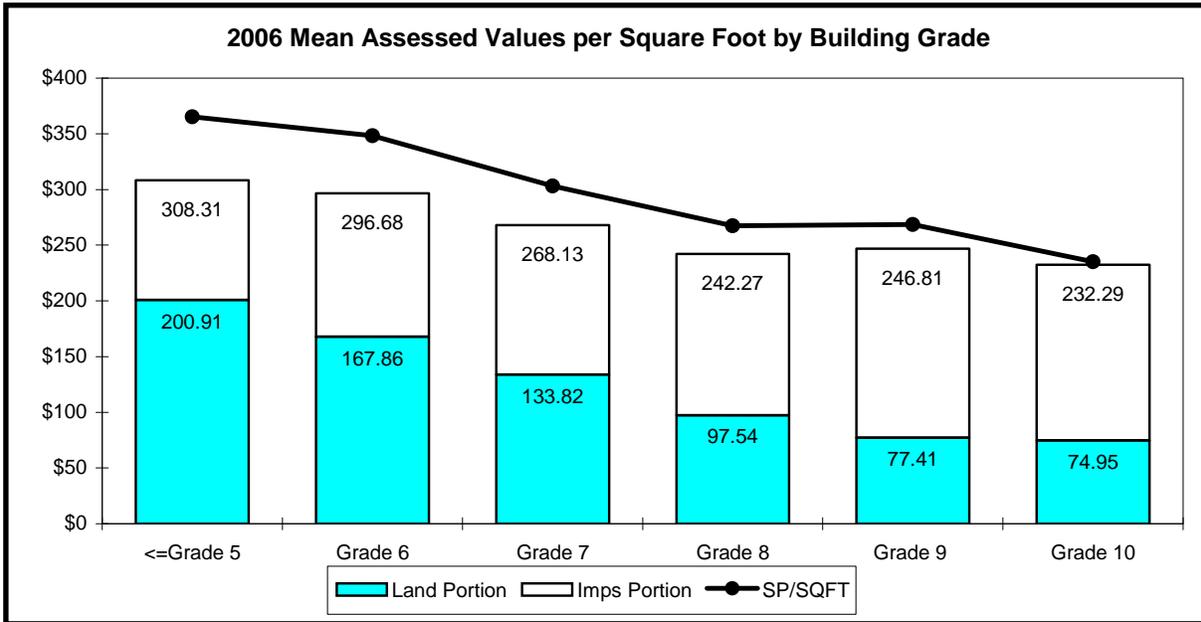
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Above Grade Living Area



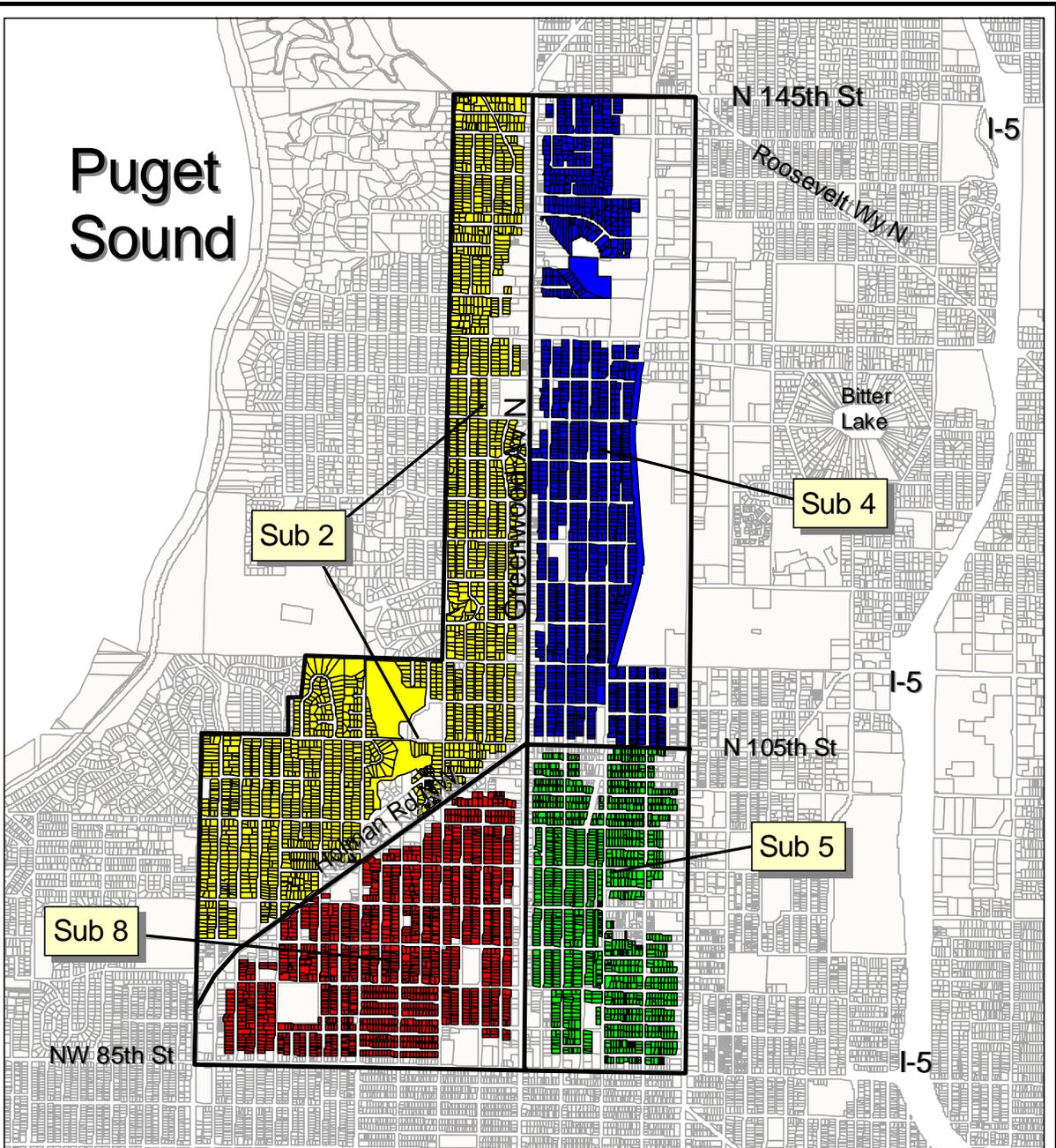
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Puget Sound



Area 5 Subareas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



0.1 0 0.1 0.2 0.3 0.4 Miles

Department of Assessments



King County

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

$$\mathbf{2007\ Land\ Value = 2006\ Land\ Value \times 1.113, \text{ with the result rounded down to the next } \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1019 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in good condition; homes in very good condition; or homes built after year 2000 and are zoned LDT or L-1 were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Homes built prior to 1936; or ramblers with a basement were at a lower assessment ratio than other parcels and the formula adjust these upward more than others.

The derived adjustment formula is:

2007 Total Value = 2006 Total Value / [.900317 + (.09382062 if year built is newer than 2000 and zoning is LDT or L1) - (.0386239 if year built is prior to 1936) + (.0262359 if in good condition) + (.03585754 if in very good condition) – (.01785708 if home is a Rambler with a basement)]

The resulting total value is rounded down to the next \$1,000, *then*:

2007 Improvements Value = 2007 Total Value minus 2007 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value ((Previous Total Value * 1.113) – 2007 Land Value = 2007 Improvements Value).

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value ((Previous Total Value * 1.113) – 2007 Land Value = 2007 Improvements Value).

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*If residential properties exist on commercially zoned land, apply the model.

Mobile Home Update

There are no mobile homes in Area 5.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 5 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.07%	
Year Built >2000 & Zoning L-1 or LDT	Yes
% Adjustment	-10.48%
Year Built < 1936	Yes
% Adjustment	4.98%
Good Condition	Yes
% Adjustment	-3.15%
Very Good Condition	Yes
% Adjustment	-4.25%
Rambler W/Basement	Yes
% Adjustment	2.25%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built prior to 1936 would approximately receive a 16.05% upward adjustment (11.07% + 4.98%). 1629 parcels of the improved population would receive this adjustment. There were 260 sales.

A parcel with a Rambler with Basement would approximately receive a 13.32% upward adjustment (11.07% + 2.25%). 2698 parcels of the improved population would receive this adjustment. There were 434 sales.

Some parcels would receive multiple upward variable adjustments. They are:

A Rambler with Basement built before 1936 (absent any other adjustments) would approximately receive an 18.3% upward adjustment (11.07% + 2.25% + 4.98%). 241 parcels of the improved population would receive this adjustment. There were 31 sales. See Area 5 "Ratio Confidence Intervals" section of the report.

26.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	1	0.822	0.926	12.7%	NA	NA
4	6	0.801	0.904	12.9%	0.714	1.094
5	39	0.853	0.963	12.9%	0.910	1.017
6	232	0.854	0.959	12.3%	0.940	0.978
7	570	0.886	0.985	11.1%	0.973	0.996
8	144	0.902	0.995	10.3%	0.974	1.016
9	24	0.918	1.022	11.3%	0.983	1.060
10	3	0.987	1.096	11.0%	1.004	1.187
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1910	23	0.852	0.967	13.5%	0.909	1.025
1911-1920	79	0.841	0.958	13.9%	0.926	0.990
1921-1930	124	0.861	0.981	13.9%	0.955	1.007
1931-1940	107	0.880	0.975	10.8%	0.951	1.000
1941-1950	302	0.880	0.972	10.5%	0.956	0.988
1951-1960	119	0.895	0.992	10.9%	0.966	1.019
1961-1970	38	0.869	0.967	11.2%	0.923	1.010
1971-1980	37	0.878	0.982	11.8%	0.926	1.037
1981-1990	45	0.894	1.006	12.5%	0.965	1.047
1991-2000	52	0.901	1.004	11.4%	0.968	1.040
>2000	93	0.929	1.011	8.8%	0.990	1.031
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	7	0.956	1.076	12.5%	0.938	1.215
Average	599	0.879	0.983	11.8%	0.972	0.994
Good	327	0.886	0.980	10.7%	0.966	0.995
Very Good	86	0.896	0.983	9.8%	0.954	1.012
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	730	0.870	0.973	11.8%	0.963	0.984
1.5	124	0.884	0.984	11.3%	0.960	1.008
2	119	0.916	1.016	10.9%	0.993	1.039
>2	46	0.963	1.008	4.7%	0.984	1.032

Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	128	0.851	0.955	12.2%	0.929	0.981
801-1000	228	0.872	0.979	12.3%	0.960	0.998
1001-1500	456	0.887	0.984	10.9%	0.972	0.997
1501-2000	116	0.884	0.979	10.7%	0.956	1.001
2001-2500	59	0.918	1.019	11.0%	0.983	1.054
>2500	32	0.897	0.995	10.9%	0.949	1.041
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	58	0.883	0.985	11.6%	0.947	1.023
N	961	0.883	0.982	11.3%	0.974	0.991
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	3	0.875	0.972	11.1%	0.815	1.128
N	1016	0.883	0.983	11.3%	0.974	0.991
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	320	0.896	0.993	10.8%	0.978	1.008
4	220	0.884	0.983	11.2%	0.965	1.001
5	242	0.864	0.966	11.8%	0.949	0.984
8	237	0.881	0.984	11.6%	0.965	1.002
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3000	53	0.948	0.994	4.9%	0.967	1.021
3000-5000	205	0.863	0.969	12.3%	0.949	0.989
5001-8000	582	0.876	0.977	11.5%	0.966	0.989
8001-12000	171	0.906	1.006	11.1%	0.986	1.027
>12000	8	0.942	1.065	13.0%	0.942	1.188
Year Built < 1936 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	260	0.860	0.982	14.1%	0.965	1.000
N	759	0.890	0.983	10.4%	0.973	0.993

Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

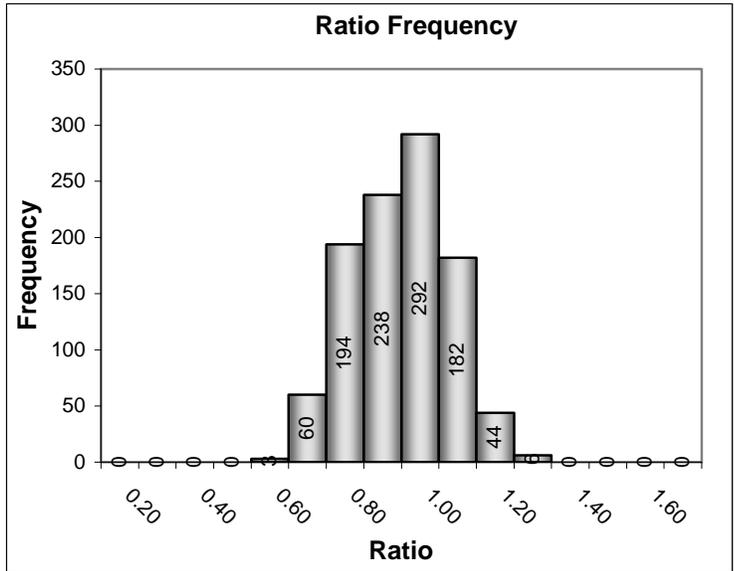
Rambler W/Basement Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	434	0.868	0.979	12.7%	0.966	0.992
N	585	0.894	0.986	10.2%	0.974	0.997
Year Built > 2000 & Zoned L-1 or LDT Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	31	0.990	0.995	0.5%	0.971	1.018
N	988	0.880	0.982	11.6%	0.973	0.991
Year Built < 1936 & Rambler W/Basement Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	31	0.844	0.998	18.2%	0.941	1.056
N	988	0.884	0.982	11.1%	0.974	0.991

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2006	Date of Report: 3/29/2007	Sales Dates: 1/2004 - 12/2006
Area Area 5	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	1019
<i>Mean Assessed Value</i>	321,500
<i>Mean Sales Price</i>	364,000
<i>Standard Deviation AV</i>	80,275
<i>Standard Deviation SP</i>	98,626
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.897
<i>Median Ratio</i>	0.903
<i>Weighted Mean Ratio</i>	0.883
UNIFORMITY	
<i>Lowest ratio</i>	0.590
<i>Highest ratio:</i>	1.243
<i>Coefficient of Dispersion</i>	11.60%
<i>Standard Deviation</i>	0.126
<i>Coefficient of Variation</i>	14.08%
<i>Price Related Differential (PRD)</i>	1.016
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.890
<i>Upper limit</i>	0.911
95% Confidence: Mean	
<i>Lower limit</i>	0.890
<i>Upper limit</i>	0.905
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5872
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.126
Recommended minimum:	26
<i>Actual sample size:</i>	1019
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	489
<i># ratios above mean:</i>	530
<i>z:</i>	1.284
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

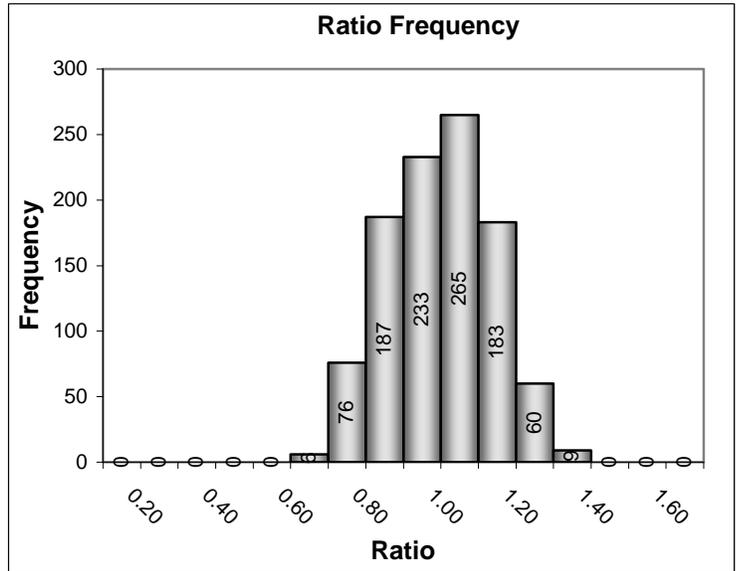
1 to 3 Unit Residences throughout area 5

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2007	Date of Report: 3/29/2007	Sales Dates: 1/2004 - 12/2006
Area Area 5	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	1019
Mean Assessed Value	357,900
Mean Sales Price	364,000
Standard Deviation AV	89,020
Standard Deviation SP	98,626
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	1.003
Weighted Mean Ratio	0.983
UNIFORMITY	
Lowest ratio	0.654
Highest ratio:	1.377
Coefficient of Dispersion	11.31%
Standard Deviation	0.138
Coefficient of Variation	13.84%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.988
Upper limit	1.011
95% Confidence: Mean	
Lower limit	0.990
Upper limit	1.007
SAMPLE SIZE EVALUATION	
N (population size)	5872
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.138
Recommended minimum:	31
Actual sample size:	1019
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	499
# ratios above mean:	520
z:	0.658
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 5

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	515120	0385	1/27/06	203000	500	0	5	1939	3	6750	No	No	13755 2ND AVE NW
2	440320	0265	8/14/06	305000	610	0	5	1944	3	4960	No	No	10029 14TH AVE NW
2	186240	0070	10/28/05	293500	720	0	6	1945	4	5400	No	No	9234 MARY AVE NW
2	914410	0390	8/16/06	333750	760	0	6	1947	3	7500	No	No	9535 12TH AVE NW
2	186240	0087	7/14/05	360000	760	760	6	1945	5	8100	No	No	9214 MARY AVE NW
2	198020	0180	7/20/06	347800	780	0	6	1936	3	8100	No	No	126 N 144TH ST
2	515120	0125	12/7/06	310000	780	0	6	1942	3	8330	No	No	13748 PALATINE AVE N
2	362603	9269	12/5/05	300000	800	140	6	1945	3	6738	No	No	9520 11TH AVE NW
2	186240	0057	8/24/04	255000	820	0	6	1940	4	5400	No	No	9250 MARY AVE NW
2	242603	9185	9/20/06	351000	830	0	6	1949	3	6600	No	No	13244 1ST AVE NW
2	186240	0122	4/27/06	315000	840	0	6	1945	3	5400	No	No	9240 13TH AVE NW
2	010600	0100	9/26/06	305000	840	0	6	1948	3	8441	No	No	9740 DIBBLE AVE NW
2	010600	0320	9/23/05	295000	840	0	6	1948	3	8100	No	No	10011 8TH AVE NW
2	010600	0100	3/26/04	268900	840	0	6	1948	3	8441	No	No	9740 DIBBLE AVE NW
2	515120	0155	8/9/05	335000	850	0	6	1940	3	4739	No	No	13745 PALATINE AVE N
2	010600	0360	2/16/06	325000	850	0	6	1948	3	8391	No	No	10038 DIBBLE AVE NW
2	201630	0031	8/15/05	329990	850	0	6	1936	3	7591	No	No	10045 13TH AVE NW
2	515120	0110	7/21/05	289500	870	0	6	1946	3	5950	No	No	13732 PALATINE AVE N
2	198020	0291	1/3/06	310000	890	140	6	1940	3	7128	No	No	102 N 143RD ST
2	891050	0135	5/22/06	380000	900	0	6	1920	4	6300	No	No	11202 1ST AVE NW
2	242603	9190	2/17/04	246000	910	0	6	1950	4	8320	No	No	13500 1ST AVE NW
2	362603	9048	12/6/06	300000	990	0	6	1938	4	5500	No	No	9514 12TH AVE NW
2	682410	0115	10/26/05	358955	1000	0	6	1942	3	6400	No	No	909 NW 97TH ST
2	440320	0250	6/1/04	284000	1040	0	6	1942	4	4960	No	No	10019 14TH AVE NW
2	362603	9190	7/27/04	277000	1050	0	6	1938	4	8000	No	No	9512 12TH AVE NW
2	440320	0245	1/23/06	359950	1060	0	6	1940	5	4960	No	No	10015 14TH AVE NW
2	113900	0275	7/26/05	299950	1110	0	6	1921	3	7500	No	No	10702 2ND AVE NW
2	010600	0025	11/15/05	345000	1180	0	6	1948	3	8069	No	No	9717 DIBBLE AVE NW
2	010600	0310	11/14/05	325000	1180	0	6	1948	3	7830	No	No	10031 8TH AVE NW
2	891050	0585	7/18/06	475000	1480	0	6	1941	4	7560	No	No	11021 1ST AVE NW
2	010600	0145	7/24/06	466000	2100	0	6	1948	5	8168	No	No	10045 DIBBLE AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	362603	9211	12/21/04	356000	620	620	7	1944	4	6750	No	No	10355 8TH AVE NW
2	074800	0210	7/6/04	308485	780	0	7	1998	3	8100	No	No	14051 1ST AVE NW
2	322320	0085	2/22/06	399950	790	360	7	1944	3	6250	No	No	11522 1ST AVE NW
2	440320	0220	7/15/05	359000	820	800	7	1942	3	5360	No	No	10004 MARY AVE NW
2	440320	0120	10/28/05	330000	820	480	7	1948	4	7440	No	No	10037 MARY AVE NW
2	730890	0115	6/26/06	399950	830	580	7	1939	3	5185	No	No	12215 PALATINE AVE N
2	201630	0076	8/1/06	382000	850	0	7	1949	3	7597	No	No	10047 12TH AVE NW
2	206710	0035	8/11/05	300000	850	0	7	1948	3	8710	No	No	13112 3RD AVE NW
2	092400	0055	12/2/05	397000	860	760	7	1940	3	8370	No	No	13209 2ND AVE NW
2	682410	0045	4/18/05	381500	860	640	7	1951	4	6400	No	No	847 NW 97TH ST
2	362603	9195	2/3/05	310000	870	270	7	1940	3	8844	No	No	10001 13TH AVE NW
2	010600	0215	8/31/04	392750	880	880	7	1949	5	8112	No	No	10036 9TH AVE NW
2	092400	0015	10/26/04	263000	880	0	7	1941	3	8370	No	No	13248 3RD AVE NW
2	915810	0055	12/16/04	290000	890	0	7	1951	3	8220	No	No	12756 1ST AVE NW
2	186240	0047	8/4/04	295000	890	200	7	1948	3	7020	No	No	9208 15TH AVE NW
2	515120	0370	4/6/06	389950	900	450	7	1941	4	6750	No	No	13752 2ND AVE NW
2	076700	0138	3/7/05	250000	900	0	7	1997	3	1240	No	No	334 NW 103RD ST
2	949820	0045	11/1/06	390000	930	0	7	1949	3	6930	No	No	10339 13TH AVE NW
2	891050	0615	5/22/06	439000	930	0	7	1926	3	7560	No	No	11040 1ST AVE NW
2	228400	0005	2/1/05	310000	930	0	7	1946	3	6579	No	No	13128 PALATINE AVE N
2	949820	0041	5/26/05	378999	940	0	7	1949	4	6804	No	No	10335 13TH AVE NW
2	515120	0355	7/13/05	360000	940	0	7	1951	4	10125	No	No	13738 2ND AVE NW
2	891050	0153	12/29/04	322000	940	0	7	1926	4	5040	No	No	11223 PALATINE AVE N
2	442760	0185	11/4/04	323000	950	620	7	1953	3	7000	No	No	10703 3RD AVE NW
2	676620	0015	9/21/04	295000	950	540	7	1947	3	6210	No	No	9512 13TH AVE NW
2	638050	0121	4/8/05	400000	960	500	7	1947	4	7689	No	No	11727 2ND AVE NW
2	515120	0295	3/22/05	296000	960	760	7	1976	3	6773	No	No	13723 1ST AVE NW
2	515120	0095	6/6/05	320000	970	0	7	1942	4	5950	No	No	13718 PALATINE AVE N
2	010600	0235	10/14/04	347000	970	560	7	1949	3	8103	Yes	No	10062 9TH AVE NW
2	515120	0095	11/11/04	238000	970	0	7	1942	4	5950	No	No	13718 PALATINE AVE N
2	113900	0409	5/11/06	365000	980	0	7	1948	3	7907	No	No	204 NW 107TH ST

**Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	949820	0060	1/5/05	245000	980	0	7	1949	2	6930	No	No	10344 13TH AVE NW
2	010600	0230	5/23/04	329000	990	710	7	1948	3	8106	Yes	No	10054 9TH AVE NW
2	362603	9271	8/25/06	330000	990	990	7	1981	3	8550	Yes	No	9527 9TH AVE NW
2	113900	0585	9/12/05	372000	1000	240	7	1928	4	8400	Yes	No	202 NW 105TH ST
2	515120	0325	12/7/04	380000	1000	400	7	1939	4	10125	No	No	13710 2ND AVE NW
2	682510	0020	10/28/04	285000	1000	0	7	1942	4	6800	No	No	938 NW 97TH ST
2	113900	0746	6/1/06	480935	1010	1010	7	1930	4	7560	Yes	No	110 NW 105TH ST
2	113900	0746	1/3/05	411400	1010	1010	7	1930	4	7560	Yes	No	110 NW 105TH ST
2	552260	0115	5/6/05	428100	1030	700	7	1949	3	7228	Yes	No	10025 9TH AVE NW
2	515300	0080	2/27/06	372500	1030	0	7	1946	3	7680	No	No	12557 1ST AVE NW
2	074800	0125	6/29/05	350000	1030	430	7	1935	4	5985	No	No	103 N 143RD ST
2	730890	0295	7/12/05	439000	1040	1000	7	1947	5	6427	No	No	12230 3RD AVE NW
2	074800	0135	3/10/06	440000	1040	1080	7	2005	3	9504	No	No	14045 PALATINE AVE N
2	552260	0140	8/22/05	412000	1050	340	7	1950	3	6700	Yes	No	9733 11TH AVE NW
2	228400	0010	1/10/05	325000	1050	0	7	1947	3	6450	No	No	13122 PALATINE AVE N
2	074800	0180	3/25/05	300000	1050	0	7	1937	4	8235	No	No	106 N 140TH ST
2	113900	0720	3/25/05	375000	1050	1010	7	1953	3	7500	No	No	10526 2ND AVE NW
2	442760	0080	6/7/06	420000	1060	0	7	1953	3	6200	No	No	10735 4TH AVE NW
2	442760	0155	3/31/06	435000	1060	680	7	1953	3	6500	Yes	No	10737 3RD AVE NW
2	442760	0015	5/3/05	426000	1060	580	7	1953	3	10272	No	No	10745 5TH AVE NW
2	914410	0195	11/10/05	367500	1060	0	7	1941	3	5632	No	No	9520 MARY AVE NW
2	201630	0060	3/22/06	465000	1070	0	7	1945	3	7681	No	No	10010 13TH AVE NW
2	530320	0075	8/15/05	420000	1070	170	7	1941	4	7486	No	No	11601 1ST AVE NW
2	201630	0060	6/24/05	365000	1070	0	7	1945	3	7681	No	No	10010 13TH AVE NW
2	074800	0145	8/23/04	284000	1070	0	7	1951	4	6678	No	No	14035 PALATINE AVE N
2	010600	0044	3/23/04	303000	1070	400	7	1950	3	7930	No	No	851 NW 100TH ST
2	344200	0105	10/18/05	329000	1080	0	7	1959	3	5610	No	No	139 NW 104TH ST
2	113900	0765	2/27/06	415000	1080	740	7	1949	3	7500	No	No	10529 1ST AVE NW
2	291820	0150	1/25/05	320000	1080	0	7	1947	3	8134	No	No	128 N 136TH ST
2	504980	0015	3/19/04	285500	1080	0	7	1953	3	8021	No	No	10344 DIBBLE AVE NW
2	730890	0165	6/18/04	340000	1080	750	7	1927	4	7931	Yes	No	12259 PALATINE AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	504980	0025	1/16/04	264600	1080	0	7	1953	3	8025	No	No	10332 DIBBLE AVE NW
2	010600	0020	9/8/04	312000	1090	0	7	1948	5	8068	No	No	9723 DIBBLE AVE NW
2	891050	0514	2/9/04	312500	1090	1090	7	1949	3	8289	No	No	11037 2ND AVE NW
2	010600	0200	7/27/04	327000	1090	1090	7	1950	3	8118	Yes	No	10018 9TH AVE NW
2	552260	0110	5/10/05	427950	1100	320	7	1950	3	7228	Yes	No	10019 9TH AVE NW
2	615490	0030	10/11/05	410000	1100	840	7	1947	3	7102	No	No	10317 11TH AVE NW
2	915760	0085	5/21/04	315000	1100	600	7	1947	4	8160	No	No	12720 2ND AVE NW
2	730890	0450	9/21/06	525000	1110	600	7	1946	4	7674	No	No	12009 2ND AVE NW
2	730890	0450	7/20/04	424950	1110	600	7	1946	4	7674	No	No	12009 2ND AVE NW
2	242603	9189	7/16/04	299000	1110	0	7	1950	3	12750	No	No	13504 1ST AVE NW
2	186240	0120	12/21/06	425000	1130	1130	7	1948	5	5400	No	No	9244 13TH AVE NW
2	186240	0120	6/29/04	390000	1130	1130	7	1948	5	5400	No	No	9244 13TH AVE NW
2	391840	0180	3/28/05	329950	1130	0	7	1948	3	6300	No	No	11542 PALATINE AVE N
2	891050	0597	11/6/06	400000	1140	0	7	1952	3	7560	No	No	11039 1ST AVE NW
2	914410	0087	10/26/05	500000	1140	940	7	1941	5	6650	No	No	9734 15TH AVE NW
2	198020	0225	1/13/06	369000	1140	0	7	1954	3	8100	No	No	129 N 144TH ST
2	914410	0087	7/20/04	340000	1140	940	7	1941	5	6650	No	No	9734 15TH AVE NW
2	076700	0225	7/11/06	370000	1150	0	7	1941	3	9607	No	No	10417 3RD AVE NW
2	515120	0280	3/8/05	310000	1150	0	7	1950	4	6750	No	No	13739 1ST AVE NW
2	344200	0100	4/5/04	295000	1150	0	7	1926	4	9180	No	No	123 NW 104TH ST
2	362603	9273	7/19/05	398500	1160	0	7	1951	3	8550	No	No	10345 11TH AVE NW
2	074800	0060	12/19/05	382000	1160	1160	7	1961	4	7200	No	No	14008 PALATINE AVE N
2	730890	0530	3/25/04	330000	1160	640	7	1937	4	7676	No	No	12016 2ND AVE NW
2	949820	0066	6/3/04	352000	1170	0	7	1949	4	6804	No	No	10324 13TH AVE NW
2	113900	0260	8/27/04	370000	1170	0	7	1928	5	7560	Yes	No	10718 2ND AVE NW
2	242603	9034	8/16/04	257500	1170	0	7	1945	4	8160	No	No	215 NW 130TH ST
2	377330	0035	10/19/05	410000	1180	680	7	1953	3	6752	No	No	814 NW 106TH ST
2	010600	0365	7/25/05	319922	1180	0	7	1948	4	8512	No	No	10044 DIBBLE AVE NW
2	515300	0040	8/11/04	295500	1180	0	7	1948	3	7680	No	No	12534 2ND AVE NW
2	186240	0095	3/17/06	275000	1180	180	7	1950	3	6750	No	No	9210 MARY AVE NW
2	949820	0006	3/22/06	395000	1190	0	7	1950	3	6930	No	No	10348 14TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	092400	0070	6/30/06	435000	1190	180	7	1941	4	8370	No	No	13229 2ND AVE NW
2	682410	0155	6/28/05	350000	1190	310	7	1948	3	8040	No	No	9622 12TH AVE NW
2	092400	0070	7/1/05	307700	1190	180	7	1941	4	8370	No	No	13229 2ND AVE NW
2	092400	0070	4/27/05	285000	1190	180	7	1941	4	8370	No	No	13229 2ND AVE NW
2	515120	0130	3/17/04	269000	1190	1040	7	1954	2	9639	No	No	13758 PALATINE AVE N
2	113900	0730	5/19/06	407500	1200	0	7	1950	3	7500	Yes	No	10514 2ND AVE NW
2	730890	0610	2/20/04	330000	1200	750	7	1941	4	6521	No	No	12034 1ST AVE NW
2	730890	0515	6/27/05	426000	1210	0	7	1937	4	7680	No	No	12032 2ND AVE NW
2	268060	0015	10/18/04	347000	1210	1040	7	1950	5	8160	No	No	12546 3RD AVE NW
2	201630	0045	8/23/05	442100	1220	210	7	1947	4	7669	No	No	10046 13TH AVE NW
2	758620	0015	4/3/06	345000	1230	600	7	1945	4	6050	No	No	129 NW 103RD ST
2	442760	0085	9/13/06	325000	1230	0	7	1953	3	6800	No	No	10727 4TH AVE NW
2	552260	0105	6/22/04	399000	1230	320	7	1950	4	7228	Yes	No	10015 9TH AVE NW
2	914410	0005	8/29/06	450000	1240	810	7	1948	3	12240	No	No	9505 MARY AVE NW
2	515120	0390	10/27/04	362000	1250	1450	7	1954	3	6750	No	No	13747 2ND AVE NW
2	914410	0158	10/9/06	395800	1260	0	7	1949	4	8910	No	No	9632 MARY AVE NW
2	730890	0760	9/12/06	405000	1260	650	7	1942	3	8880	No	No	12027 GREENWOOD AVE N
2	113900	0215	4/15/05	332250	1270	0	7	1932	3	7560	No	No	10741 PALATINE AVE N
2	268060	0045	9/15/04	310500	1270	500	7	1953	3	8160	No	No	12508 3RD AVE NW
2	638050	0030	5/26/06	517000	1280	940	7	1948	3	7646	No	No	11708 1ST AVE NW
2	186240	0165	6/20/06	396000	1280	0	7	1961	3	6126	No	No	9244 12TH AVE NW
2	914410	0138	9/25/06	310000	1280	0	7	1956	3	8910	No	No	9716 MARY AVE NW
2	792260	0020	8/21/06	370000	1280	520	7	1948	3	7200	No	No	10338 12TH AVE NW
2	914410	0386	12/8/04	372000	1290	0	7	1950	3	11400	No	No	9534 13TH AVE NW
2	113900	0195	10/26/04	319000	1290	0	7	1942	4	7560	No	No	10725 PALATINE AVE N
2	730890	0625	9/16/04	339000	1290	470	7	1946	3	6854	No	No	12020 1ST AVE NW
2	638050	0125	10/24/06	517000	1300	780	7	1949	3	7686	Yes	No	11723 2ND AVE NW
2	730890	0580	9/30/04	485000	1300	640	7	1936	4	7680	No	No	12045 1ST AVE NW
2	914410	0196	2/11/05	360000	1310	0	7	1941	3	5632	No	No	9516 MARY AVE NW
2	758620	0010	12/20/04	290000	1320	0	7	1945	4	5500	No	No	123 NW 103RD ST
2	076700	0131	3/7/05	282450	1330	0	7	1997	3	2225	No	No	344 NW 103RD ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	944130	0030	11/15/05	380000	1330	1290	7	1948	3	8280	No	No	102 NW 130TH ST
2	362603	9327	5/11/06	377000	1340	0	7	1957	3	5022	No	No	802 NW 97TH ST
2	914410	0367	12/29/04	340000	1340	0	7	1951	4	8580	No	No	9610 13TH AVE NW
2	010700	0055	4/29/05	380000	1340	410	7	1950	3	6868	No	No	10456 ALDERBROOK PL NW
2	201630	0030	3/2/05	335000	1340	0	7	1950	4	7669	No	No	10037 13TH AVE NW
2	442760	0020	4/14/06	530000	1350	840	7	1992	3	9261	No	No	10735 5TH AVE NW
2	891050	0165	5/10/06	439950	1360	0	7	1924	4	7560	Yes	No	11235 PALATINE AVE N
2	730890	0270	9/6/05	385000	1360	760	7	1947	3	7723	No	No	12256 3RD AVE NW
2	074800	0185	4/20/05	337500	1360	0	7	1934	4	8100	No	No	14006 1ST AVE NW
2	186240	0015	12/3/04	342000	1360	0	7	1937	4	8100	Yes	No	9246 15TH AVE NW
2	730890	0275	2/24/04	317000	1360	950	7	1949	4	7720	No	No	12252 3RD AVE NW
2	552260	0055	1/20/04	268500	1360	0	7	1950	3	6700	Yes	No	10023 11TH AVE NW
2	949820	0096	5/12/04	379900	1370	0	7	1942	4	6804	No	No	10345 12TH AVE NW
2	186240	0055	12/10/04	344950	1370	0	7	1948	5	7480	No	No	9247 14TH AVE NW
2	730890	0370	9/12/05	450000	1380	980	7	1941	3	7723	No	No	12259 2ND AVE NW
2	113900	0775	11/21/05	418000	1380	440	7	1916	4	7500	No	No	10537 1ST AVE NW
2	074800	0370	3/4/04	275000	1380	0	7	1951	3	8100	No	No	14014 3RD AVE NW
2	615490	0070	4/13/06	572300	1390	0	7	1948	4	7378	Yes	No	1105 NW 103RD ST
2	010600	0395	9/20/04	305000	1410	0	7	1951	4	8053	No	No	10320 DIBBLE AVE NW
2	949820	0011	4/19/06	530000	1420	0	7	1950	5	6930	No	No	10334 14TH AVE NW
2	186240	0096	1/1/06	385000	1420	980	7	1947	3	9450	No	No	9202 MARY AVE NW
2	076700	0197	6/9/04	265000	1420	0	7	1995	3	1359	No	No	324 NW 103RD ST
2	949820	0011	10/28/05	319950	1420	0	7	1950	5	6930	No	No	10334 14TH AVE NW
2	730890	0405	4/1/04	279000	1420	0	7	1941	4	5760	No	No	12020 3RD AVE NW
2	247450	0010	10/26/05	376000	1430	0	7	1953	3	6076	No	No	808 NW 108TH ST
2	530320	0045	10/27/06	415000	1450	280	7	1947	3	8412	No	No	11608 2ND AVE NW
2	076700	0204	3/12/04	250000	1460	0	7	1995	3	2297	No	No	320 NW 103RD ST
2	440320	0200	3/15/06	360000	1490	0	7	1944	4	7440	No	No	10022 MARY AVE NW
2	638050	0035	9/17/04	295000	1490	0	7	1943	4	7676	No	No	11714 1ST AVE NW
2	247450	0025	6/13/06	450000	1500	0	7	1953	3	6039	No	No	809 NW 108TH ST
2	247450	0070	10/30/06	415000	1500	0	7	1953	3	7085	No	No	805 NW 107TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	247450	0025	5/4/05	355000	1500	0	7	1953	3	6039	No	No	809 NW 108TH ST
2	076700	0179	5/11/04	272000	1500	0	7	2000	3	1774	No	No	10122 4TH AVE NW
2	076700	0175	4/16/04	263000	1500	0	7	2000	3	2949	No	No	10116 4TH AVE NW
2	076700	0159	4/22/04	251900	1500	0	7	1999	3	1471	No	No	315 NW 103RD ST
2	076700	0160	5/24/04	261000	1500	0	7	1999	3	3247	No	No	317 NW 103RD ST
2	242603	9269	11/10/05	285000	1510	0	7	1944	3	7250	No	No	13254 1ST AVE NW
2	322320	0110	8/4/05	425000	1520	250	7	1944	3	6250	No	No	11548 1ST AVE NW
2	949820	0070	2/22/06	480500	1530	0	7	1949	5	6930	No	No	10318 13TH AVE NW
2	915760	0095	8/31/05	365000	1540	0	7	1945	4	8160	No	No	12708 2ND AVE NW
2	730890	0240	3/24/04	390000	1550	260	7	1936	5	7710	Yes	No	12227 1ST AVE NW
2	440320	0095	10/22/04	394000	1560	0	7	1937	4	8730	No	No	10017 MARY AVE NW
2	687780	0040	9/7/05	470000	1600	0	7	1951	3	8160	No	No	12515 2ND AVE NW
2	552260	0130	7/28/05	500000	1600	420	7	1950	5	6700	Yes	No	9745 11TH AVE NW
2	682410	0130	6/30/05	445000	1600	250	7	1942	4	6400	No	No	923 NW 97TH ST
2	638050	0156	12/11/06	460000	1610	500	7	1941	4	7705	No	No	11756 3RD AVE NW
2	010700	0105	3/28/05	485000	1650	0	7	1950	3	6700	No	No	10310 8TH AVE NW
2	515120	0260	6/28/05	364500	1650	0	7	1947	4	6750	No	No	103 NW 140TH ST
2	010700	0100	4/7/05	370000	1650	0	7	1950	3	10500	No	No	10402 ALDERBROOK PL NW
2	010700	0090	4/7/05	370000	1650	0	7	1950	3	23600	No	No	10416 ALDERBROOK PL NW
2	010700	0085	3/31/05	370000	1650	0	7	1950	3	31000	No	No	10420 ALDERBROOK PL NW
2	010700	0060	2/24/05	365000	1650	170	7	1950	3	11624	No	No	10450 ALDERBROOK PL NW
2	010700	0095	4/7/05	360000	1650	0	7	1950	3	11300	No	No	10408 ALDERBROOK PL NW
2	010700	0105	7/26/04	315000	1650	0	7	1950	3	6700	No	No	10310 8TH AVE NW
2	113900	0385	8/21/04	385000	1660	0	7	1922	4	10074	Yes	No	10710 3RD AVE NW
2	322320	0050	10/14/05	434000	1670	790	7	1944	3	6250	Yes	No	11513 PALATINE AVE N
2	914410	0126	8/22/05	440000	1680	0	7	1940	4	8910	No	No	9728 MARY AVE NW
2	092400	0030	2/24/06	375000	1720	0	7	1941	5	8370	No	No	13228 3RD AVE NW
2	113900	0455	5/20/04	399922	1750	200	7	1923	4	8820	Yes	No	10739 2ND AVE NW
2	638050	0086	3/31/04	320000	1780	0	7	1955	3	5975	No	No	116 NW 117TH ST
2	113900	0670	2/11/04	399000	1780	390	7	1928	5	7500	No	No	10553 2ND AVE NW
2	337490	0025	4/18/05	369500	1810	0	7	1948	4	8124	No	No	132 NW 135TH PL

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	076700	0015	8/9/04	354000	1830	0	7	1951	4	8220	No	No	10034 8TH AVE NW
2	515300	0115	7/23/04	449500	1860	500	7	1951	4	7680	No	No	12529 1ST AVE NW
2	730890	0626	3/5/04	395000	1880	500	7	1947	3	7812	No	No	12012 1ST AVE NW
2	515120	0200	3/8/06	450000	1910	0	7	1947	3	6905	No	No	104 N 137TH ST
2	741420	0015	8/18/04	331500	2060	0	7	1953	4	8040	No	No	10345 DIBBLE AVE NW
2	113900	0945	2/4/04	375000	2080	0	7	1922	4	7500	No	No	10522 PALATINE AVE N
2	914410	0286	11/15/06	535000	2190	450	7	1945	4	8910	No	No	9716 14TH AVE NW
2	891050	0625	6/14/05	595000	2690	0	7	1922	4	7560	No	No	11034 1ST AVE NW
2	186240	0126	12/1/05	500000	3150	0	7	1971	3	5200	No	No	9237 12TH AVE NW
2	552260	0075	6/24/05	419000	1090	610	8	1951	3	6700	Yes	No	10016 11TH AVE NW
2	615490	0135	12/20/05	367000	1100	510	8	1953	3	6030	No	No	922 NW 103RD ST
2	730940	0020	9/13/04	500000	1110	1110	8	1950	5	5700	Yes	No	12211 GREENWOOD AVE N
2	615490	0170	5/11/04	406000	1210	340	8	1948	4	6120	Yes	No	905 NW 103RD ST
2	391840	0147	12/15/04	357000	1220	840	8	1977	4	7505	No	No	11520 3RD AVE NW
2	552260	0185	7/18/06	517500	1250	840	8	1950	3	7008	Yes	No	9717 9TH AVE NW
2	391840	0152	11/8/05	429950	1260	190	8	1948	3	8156	Yes	No	205 N 117TH ST
2	638050	0101	12/14/04	370000	1260	600	8	1956	3	7681	No	No	11740 2ND AVE NW
2	268060	0010	12/21/04	295000	1260	0	8	1953	3	8160	No	No	12550 3RD AVE NW
2	362603	9299	1/26/05	360000	1270	640	8	1951	4	8167	No	No	848 NW 97TH ST
2	010800	0113	7/14/05	314000	1290	0	8	2005	3	2106	No	No	409 B NW 101ST ST
2	010800	0110	8/10/05	322000	1290	0	8	2005	3	1425	No	No	409 B NW 101ST ST
2	010800	0118	7/25/05	310000	1290	0	8	2005	3	1647	No	No	405 C NW 101ST ST
2	010800	0115	8/22/05	314950	1290	0	8	2005	3	2073	No	No	405 A NW 101ST ST
2	010800	0112	7/20/05	302950	1290	0	8	2005	3	1579	No	No	409 C NW 101ST ST
2	010800	0116	6/29/05	309950	1290	0	8	2005	3	1187	No	No	405 B NW 101ST ST
2	010800	0111	8/8/05	309950	1290	0	8	2005	3	1900	No	No	409 A NW 101ST ST
2	010800	0117	6/28/05	299950	1290	0	8	2005	3	2290	No	No	405 B NW 101ST ST
2	076700	0221	6/28/04	424950	1290	940	8	1994	3	9476	No	No	329 NW 105TH ST
2	730890	0545	3/22/04	387000	1300	800	8	1947	3	7671	No	No	12001 1ST AVE NW
2	287460	0285	12/28/05	366700	1320	0	8	1953	3	6231	No	No	10711 9TH AVE NW
2	287460	0350	2/11/05	410000	1340	550	8	1954	4	6960	No	No	920 NW 106TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	914410	0029	8/17/04	359950	1350	1350	8	1955	3	8010	Yes	No	9524 15TH AVE NW
2	287460	0135	7/17/06	430000	1360	0	8	1954	3	9450	No	No	10628 9TH AVE NW
2	287460	0135	10/27/05	395000	1360	0	8	1954	3	9450	No	No	10628 9TH AVE NW
2	287460	0395	1/26/05	472500	1360	1200	8	1954	3	6300	No	No	914 NW 105TH ST
2	914410	0080	1/17/06	461500	1390	800	8	1956	3	7315	Yes	No	9726 15TH AVE NW
2	287460	0295	9/13/04	370000	1400	0	8	1954	3	8211	No	No	912 NW 107TH ST
2	730890	0005	5/27/04	364000	1400	640	8	1952	3	8791	No	No	12250 PALATINE AVE N
2	914410	0027	7/18/05	635000	1440	860	8	1930	5	9576	Yes	No	9530 15TH AVE NW
2	914410	0048	9/29/06	512000	1460	0	8	1951	3	9768	No	No	9620 15TH AVE NW
2	287460	0365	4/16/04	405000	1460	840	8	1958	3	7338	Yes	No	921 NW 106TH ST
2	362603	9026	8/20/04	395000	1480	780	8	1984	3	9223	Yes	No	9515 HOLMAN RD NW
2	247450	0015	6/29/04	380000	1490	0	8	1954	3	21280	No	No	814 NW 108TH ST
2	944130	0021	4/20/05	390000	1510	0	8	1948	4	8640	No	No	116 NW 130TH ST
2	337490	0055	7/20/05	359650	1510	0	8	1948	3	8529	No	No	13266 3RD AVE NW
2	287460	0165	3/17/04	387000	1510	800	8	1952	3	6658	No	No	10520 9TH AVE NW
2	891050	0517	8/18/05	575000	1530	1500	8	1962	4	8060	No	No	11023 2ND AVE NW
2	914410	0096	7/27/06	505000	1530	900	8	1952	3	8015	No	No	1449 NW 100TH ST
2	287460	0405	5/30/06	600000	1540	1040	8	1953	3	6300	No	No	928 NW 105TH ST
2	730890	0655	12/15/04	460000	1540	880	8	1936	4	7440	Yes	No	12013 PALATINE AVE N
2	730890	0280	4/10/06	380000	1570	0	8	1949	3	10290	No	No	12244 3RD AVE NW
2	638050	0036	11/17/05	575000	1580	840	8	1979	3	7679	No	No	11720 1ST AVE NW
2	391840	0149	2/14/05	374000	1580	500	8	1962	3	7229	No	No	11506 3RD AVE NW
2	322320	0005	2/22/06	495000	1590	380	8	1990	3	6375	Yes	No	11557 PALATINE AVE N
2	242603	9281	7/30/04	425000	1600	1040	8	1984	3	8160	No	No	12715 2ND AVE NW
2	914410	0066	5/13/04	457000	1610	0	8	1921	4	9768	Yes	No	9720 15TH AVE NW
2	201630	0010	9/22/04	487400	1620	1220	8	1965	5	6473	No	No	10044 14TH AVE NW
2	730890	0330	7/9/04	405000	1620	0	8	1937	4	7702	No	No	12211 2ND AVE NW
2	287460	0190	1/25/06	560000	1740	1160	8	1955	3	6300	No	No	10510 11TH AVE NW
2	730890	0120	12/2/04	429000	1770	650	8	1926	5	10581	No	No	114 N 122ND ST
2	440320	0070	5/24/06	640000	1810	910	8	1951	4	8863	No	No	10004 15TH AVE NW
2	515300	0145	3/7/05	340000	1810	0	8	1957	3	7680	No	No	102 NW 125TH ST

**Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	914410	0247	11/19/04	555650	1830	750	8	1909	5	6930	No	No	9546 14TH AVE NW
2	891050	0090	11/1/04	475000	1850	0	8	1988	3	7308	No	No	11250 1ST AVE NW
2	362603	9110	3/7/05	400000	1880	500	8	1954	3	12241	No	No	10351 14TH AVE NW
2	515300	0010	10/13/05	565000	1890	1820	8	1948	4	7680	No	No	12508 2ND AVE NW
2	287460	0385	5/17/06	475000	1890	0	8	1952	3	7176	No	No	10505 9TH AVE NW
2	287460	0035	10/5/06	635900	1930	960	8	1957	3	6300	Yes	No	10539 11TH AVE NW
2	730890	0045	7/11/06	675000	1950	450	8	1950	3	7241	No	No	12217 RIDGEMONT WAY N
2	730890	0045	1/11/05	499000	1950	450	8	1950	3	7241	No	No	12217 RIDGEMONT WAY N
2	515300	0085	1/18/06	450000	2020	1080	8	1946	5	7680	Yes	No	12551 1ST AVE NW
2	914410	0118	10/26/05	422500	2080	0	8	1952	3	8550	No	No	1411 NW 100TH ST
2	198020	0395	7/30/04	390000	2330	0	8	1968	3	9000	No	No	14308 3RD AVE NW
2	914410	0178	2/23/06	597500	2340	0	8	1994	3	7290	No	No	9544 MARY AVE NW
2	730890	0195	9/21/05	451750	2440	0	8	1939	4	7710	No	No	12228 2ND AVE NW
2	113900	0336	4/20/04	465000	2490	0	8	1998	3	5040	Yes	No	10750 3RD AVE NW
2	914410	0326	10/20/04	450000	2490	800	8	1951	5	8910	Yes	No	9734 13TH AVE NW
2	515120	0185	2/2/04	481650	2960	0	8	2003	3	6066	No	No	13713 PALATINE AVE N
2	074800	0380	5/25/04	408000	3680	0	8	1959	5	8100	No	No	14034 3RD AVE NW
2	515120	0405	6/7/04	495000	1410	840	9	1987	3	6750	No	No	13731 2ND AVE NW
2	730890	0745	8/11/05	450000	1690	540	9	1926	3	7896	No	No	12009 GREENWOOD AVE N
2	638050	0005	4/12/05	613000	1950	990	9	1926	4	7692	Yes	No	11759 PALATINE AVE N
2	891050	0138	8/24/04	649000	2100	960	9	2004	3	8009	No	No	11201 N 112TH ST
2	198020	0330	1/25/05	667500	2180	790	9	2004	3	8100	No	No	117 NW 144TH ST
2	440320	0260	4/21/05	600000	2320	630	9	2004	3	4960	No	No	10027 14TH AVE NW
2	198020	0002	12/6/04	485000	2450	0	9	1989	3	8677	No	No	137 NW 145TH ST
2	391840	0020	4/27/06	800000	2500	1000	9	1967	4	10710	Yes	No	11714 PALATINE AVE N
2	391840	0020	8/6/05	689000	2500	1000	9	1967	4	10710	Yes	No	11714 PALATINE AVE N
2	198020	0345	8/11/04	695000	2500	0	9	2004	3	8315	No	No	14323 1ST AVE NW
2	198020	0335	12/10/04	674950	2500	0	9	2004	3	8100	No	No	111 NW 144TH ST
2	198020	0003	4/5/05	575000	2560	0	9	1998	3	7200	No	No	14416 3RD AVE NW
2	198020	0380	11/9/05	750000	2600	860	9	2005	3	6502	No	No	200 NW 143RD ST
2	198020	0340	7/20/04	699950	2790	0	9	2004	3	8100	No	No	107 NW 144TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	198020	0382	6/25/04	685000	2900	1070	9	2003	3	6504	No	No	204 NW 143RD ST
2	201630	0070	6/15/05	729950	3040	0	9	2005	3	6577	No	No	10027 12TH AVE NW
2	186240	0072	6/24/04	643500	3050	0	9	2004	3	8160	No	No	9231 14TH AVE NW
2	914410	0185	8/24/04	710000	3130	940	9	2000	3	9450	No	No	9530 MARY AVE NW
2	440320	0217	7/18/05	748000	3150	0	9	2001	3	4989	No	No	10006 MARY AVE NW
2	914410	0155	4/13/04	699900	3190	0	9	2003	3	8910	No	No	9626 MARY AVE NW
2	198020	0045	8/16/06	830000	3380	0	9	1995	3	9554	No	No	14401 1ST AVE NW
2	252603	9214	5/21/04	575000	2410	0	10	1998	3	10302	No	No	10845 8TH AVE NW
2	252603	9210	7/19/05	650000	2740	0	10	1998	3	10084	No	No	10853 8TH AVE NW
2	914410	0017	9/30/04	759900	3310	0	10	2004	3	8778	No	No	9521 MARY AVE NW
4	130630	0250	6/28/05	222100	550	0	5	1947	3	6352	No	No	10722 DAYTON AVE N
4	229140	0830	8/18/05	263500	660	0	5	1989	5	7440	No	No	10917 LINDEN AVE N
4	178550	0024	6/22/05	199750	740	0	5	1949	4	7800	No	No	12533 PHINNEY AVE N
4	192604	9172	10/5/06	326500	760	0	5	1943	4	5085	No	No	14333 DAYTON AVE N
4	229140	1505	1/8/04	213500	910	0	5	1945	2	7440	No	No	10714 FREMONT AVE N
4	229140	1350	1/20/04	187950	1000	0	5	1922	3	3720	No	No	10522 FREMONT AVE N
4	130630	0266	2/28/05	254950	1210	0	5	1910	4	7882	No	No	504 N 107TH ST
4	229140	1200	8/23/06	253000	540	0	6	1921	4	5580	No	No	10534 N PARK AVE
4	614160	0015	10/13/05	256000	630	100	6	1925	3	4000	Yes	No	12248 FREMONT AVE N
4	614160	0150	5/22/06	414000	670	0	6	1925	4	8017	Yes	No	12036 N PARK AVE
4	229140	1180	6/30/05	322000	680	0	6	1929	3	7440	No	No	10522 N PARK AVE
4	130630	0264	8/11/06	376000	700	0	6	1947	3	5108	No	No	510 N 107TH ST
4	614060	0330	6/22/05	320000	700	0	6	1927	4	4745	No	No	11702 N PARK AVE
4	130630	0264	7/13/04	230000	700	0	6	1947	3	5108	No	No	510 N 107TH ST
4	178550	0080	5/26/06	300000	720	0	6	1950	4	6000	No	No	12504 PHINNEY AVE N
4	178550	0080	5/19/04	237000	720	0	6	1950	4	6000	No	No	12504 PHINNEY AVE N
4	614010	0105	10/19/06	294000	730	0	6	1947	3	7761	No	No	11741 PHINNEY AVE N
4	614060	0140	1/5/06	334900	730	360	6	1927	3	7200	Yes	No	11550 FREMONT AVE N
4	178550	0063	6/1/06	345100	750	0	6	1940	4	7650	No	No	12532 PHINNEY AVE N
4	178550	0062	1/11/05	267000	750	0	6	1940	3	7650	No	No	12533 DAYTON AVE N
4	291620	0160	8/24/06	339500	770	0	6	1950	3	7632	No	No	12721 FREMONT AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	229140	1535	12/1/05	305000	770	0	6	1919	4	4960	No	No	10730 FREMONT AVE N
4	130630	0095	7/6/06	443000	780	400	6	1926	4	6300	No	No	10738 EVANSTON AVE N
4	291620	0175	11/28/05	295000	780	0	6	1952	3	5100	No	No	12705 FREMONT AVE N
4	229140	0185	12/23/04	340000	790	0	6	1925	4	2852	No	No	10708 WHITMAN AVE N
4	614110	0270	4/20/04	270000	800	0	6	1946	3	6575	No	No	12045 DAYTON AVE N
4	016400	0176	3/20/04	230000	800	0	6	1955	4	6750	No	No	600 N 138TH ST
4	614060	0255	5/31/06	409950	810	0	6	1928	4	8898	No	No	11524 N PARK AVE N
4	614060	0205	5/14/04	260000	820	0	6	1925	3	7200	No	No	11525 N PARK AVE
4	229140	1020	1/3/06	320000	840	120	6	1940	2	7440	No	No	10726 N PARK AVE
4	891100	0285	2/18/05	305000	850	0	6	1947	3	6600	No	No	10709 PHINNEY AVE N
4	016400	0360	6/23/06	420000	860	0	6	1934	4	9167	No	No	613 N 137TH ST
4	614160	0155	4/10/05	330000	870	450	6	1942	4	8204	Yes	No	12032 N PARK AVE
4	192604	9085	8/19/05	379900	880	240	6	1910	3	7951	No	No	719 N 128TH ST
4	614010	0181	5/6/04	258300	880	0	6	1947	4	7567	No	No	11509 PHINNEY AVE N
4	016400	0181	7/31/06	341000	890	0	6	1923	3	6342	No	No	520 N 138TH ST
4	016400	0164	4/20/06	320000	940	940	6	1905	4	7206	No	No	610 N 138TH ST
4	178550	0060	8/30/06	270000	1000	0	6	1940	3	7650	No	No	12527 DAYTON AVE N
4	229140	1540	7/19/06	300000	1010	0	6	1920	4	4960	No	No	10734 FREMONT AVE N
4	229140	1190	3/21/06	324950	1030	0	6	1947	4	5580	No	No	10526 N PARK AVE
4	229140	0920	12/20/06	419000	1040	240	6	1941	3	5580	No	No	10727 LINDEN AVE N
4	614010	0185	9/28/04	265000	1050	0	6	1947	4	7860	No	No	11515 PHINNEY AVE N
4	192604	9152	1/10/06	267500	1060	0	6	1940	3	6328	No	No	14337 DAYTON AVE N
4	425830	0050	4/4/06	320000	1090	0	6	1950	4	7560	No	No	14326 DAYTON AVE N
4	130630	0260	8/4/05	281000	1100	0	6	1926	4	6359	No	No	10712 DAYTON AVE N
4	192604	9058	11/14/06	291000	1150	0	6	1938	3	11452	No	No	14106 EVANSTON AVE N
4	178550	0130	12/17/04	275000	1150	0	6	1944	3	7650	No	No	12509 EVANSTON AVE N
4	891100	0310	2/9/05	310000	1160	0	6	1986	3	8023	No	No	10737 PHINNEY AVE N
4	229140	1080	7/5/06	309950	1190	0	6	1938	4	5580	No	No	10533 LINDEN AVE N
4	178550	0121	8/17/06	340000	1300	0	6	1976	3	7650	No	No	12519 EVANSTON AVE N
4	178550	0041	11/17/05	416500	1340	0	6	1950	3	9000	No	No	326 N 125TH ST
4	017300	0040	4/23/04	245000	1340	0	6	1945	4	10640	No	No	344 N 138TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	192604	9332	10/5/04	325000	1370	940	6	1925	4	7376	No	No	714 N 128TH ST
4	364510	0215	3/7/06	290000	1410	0	6	1920	4	5040	No	No	10509 EVANSTON AVE N
4	364510	0215	12/13/05	257000	1410	0	6	1920	4	5040	No	No	10509 EVANSTON AVE N
4	614060	0215	9/23/05	246900	1830	0	6	1946	3	7200	No	No	11537 N PARK AVE
4	614060	0185	10/5/05	324000	710	100	7	1924	4	7200	No	No	11501 N PARK AVE N
4	178550	0181	6/19/06	285500	760	0	7	1950	3	6000	No	No	614 N 125TH ST
4	174770	0030	10/4/06	360000	800	0	7	1945	3	7369	No	No	10731 DAYTON AVE N
4	425830	0010	11/12/04	286000	810	750	7	1950	4	7560	No	No	14321 EVANSTON AVE N
4	425830	0015	7/20/04	258500	810	200	7	1950	3	7560	No	No	14315 EVANSTON AVE N
4	614110	0404	4/14/04	304900	840	300	7	1944	3	7592	No	No	12249 DAYTON AVE N
4	178550	0100	2/20/04	273000	840	0	7	1949	4	7650	No	No	12539 EVANSTON AVE N
4	434380	0045	8/3/06	301000	850	220	7	1948	3	6869	No	No	12512 N PARK AVE N
4	637850	0195	4/21/06	335000	860	0	7	1939	4	7519	No	No	11247 EVANSTON AVE N
4	229140	1390	5/18/05	317500	870	0	7	1975	3	3720	No	No	10542 FREMONT AVE N
4	192604	9272	8/25/06	377450	880	660	7	1976	3	7200	No	No	14316 FREMONT AVE N
4	192604	9210	4/11/06	315000	880	0	7	1944	4	10950	No	No	14324 EVANSTON AVE N
4	614110	0600	6/2/04	305000	880	500	7	1946	4	6589	No	No	12016 DAYTON AVE N
4	614110	0580	3/10/04	327500	890	440	7	1941	4	6579	No	No	12036 DAYTON AVE N
4	637850	0280	10/9/06	390000	900	0	7	1947	3	6269	No	No	11236 EVANSTON AVE N
4	434380	0020	7/19/06	389950	900	330	7	1949	3	8465	No	No	12540 N PARK AVE N
4	130630	0055	11/18/05	306500	900	0	7	1942	3	6329	No	No	10751 FREMONT AVE N
4	229140	1210	12/1/05	275000	900	0	7	1965	3	5580	No	No	10540 N PARK AVE
4	178550	0093	5/24/04	295000	900	0	7	1942	3	6160	No	No	12557 EVANSTON AVE N
4	229140	1060	2/14/06	351000	920	0	7	1950	4	7440	No	No	10545 LINDEN AVE N
4	614110	0745	6/14/04	328000	930	0	7	1938	3	9887	No	No	12015 FREMONT AVE N
4	637850	0145	2/5/04	292500	930	0	7	1937	3	7528	No	No	11226 DAYTON AVE N
4	614110	0845	5/19/04	300000	930	0	7	1947	4	6563	Yes	No	12215 FREMONT AVE N
4	614110	0530	1/19/05	337000	950	0	7	1951	5	6549	No	No	12239 EVANSTON AVE N
4	863060	0045	10/19/04	320000	950	120	7	1939	4	7565	No	No	11008 DAYTON AVE N
4	291620	0057	8/16/04	280000	950	950	7	1950	3	7650	No	No	12703 DAYTON AVE N
4	614010	0173	5/4/06	351650	960	0	7	1949	3	7574	No	No	11501 PHINNEY AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	229140	0615	8/19/05	278000	960	0	7	1952	3	5580	No	No	10733 WHITMAN AVE N
4	637850	0310	6/21/06	425000	970	0	7	1949	4	6263	No	No	11253 FREMONT AVE N
4	614110	0850	12/13/06	403000	970	520	7	1947	4	9842	No	No	12212 EVANSTON AVE N
4	229140	0495	3/22/05	320000	970	0	7	1917	4	5320	No	No	922 N 105TH ST
4	614110	0340	7/1/04	324900	970	450	7	1926	4	6561	No	No	12212 PHINNEY AVE N
4	016400	0271	7/22/06	330000	980	0	7	1946	3	7228	No	No	509 N 138TH ST
4	614060	0170	5/30/06	420000	980	980	7	1926	4	7200	No	No	11520 FREMONT AVE N
4	863060	0060	11/7/05	348700	980	150	7	1939	4	7565	No	No	11009 EVANSTON AVE N
4	637850	0220	12/28/06	370500	990	670	7	1940	3	6904	No	No	11219 EVANSTON AVE N
4	178550	0141	5/10/05	333000	1000	0	7	1950	3	6927	Yes	No	12551 FREMONT AVE N
4	614110	0038	3/14/05	316000	1000	0	7	1947	4	6800	No	No	12219 PHINNEY AVE N
4	229140	0870	7/28/04	299000	1010	360	7	1947	3	7440	No	No	10908 N PARK AVE
4	614010	0190	3/31/05	300000	1020	0	7	1941	3	7854	No	No	11521 PHINNEY AVE N
4	192604	9103	6/24/04	240000	1020	0	7	1955	4	5600	No	No	14345 DAYTON AVE N
4	229140	0468	4/9/04	276500	1020	560	7	1990	3	3720	No	No	10513 WHITMAN AVE N
4	637850	0160	9/5/06	394000	1030	0	7	1937	3	7522	No	No	11238 DAYTON AVE N
4	192604	9277	8/16/05	310000	1030	0	7	1953	5	8050	No	No	619 N 143RD ST
4	637850	0125	9/30/04	289000	1040	0	7	1939	4	7538	No	No	11204 DAYTON AVE N
4	016400	0261	9/5/06	300000	1050	0	7	1947	4	7875	No	No	543 N 138TH ST
4	016400	0261	8/27/04	255000	1050	0	7	1947	4	7875	No	No	543 N 138TH ST
4	701720	0060	7/5/06	510000	1060	580	7	1941	3	13448	No	No	11222 FREMONT AVE N
4	614010	0465	2/21/06	358000	1060	0	7	1951	4	7930	No	No	11740 DAYTON AVE N
4	192604	9394	10/23/06	297100	1060	0	7	1984	3	7214	No	No	14134 PHINNEY AVE N
4	614010	0760	2/3/06	370000	1080	0	7	1929	4	5988	No	No	614 N 115TH ST
4	701720	0085	6/15/04	271000	1080	0	7	1949	3	5025	No	No	11060 FREMONT AVE N
4	614110	0170	10/2/06	450000	1090	210	7	1947	4	6575	No	No	12046 PHINNEY AVE N
4	637850	0105	3/2/06	337900	1090	420	7	1939	3	6807	No	No	11213 DAYTON AVE N
4	863060	0070	4/10/06	385000	1100	180	7	1939	3	7561	No	No	11021 EVANSTON AVE N
4	016400	0177	3/9/04	293000	1100	730	7	1980	4	9975	No	No	14001 EVANSTON AVE N
4	863060	0075	2/17/04	307000	1120	260	7	1939	4	7500	No	No	11027 EVANSTON AVE N
4	229140	1040	5/26/04	265000	1120	0	7	1950	4	7440	No	No	10746 N PARK AVE

**Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	016400	0298	6/24/05	360000	1130	530	7	1979	3	8075	No	No	720 A N 137TH ST
4	637850	0135	7/19/05	289000	1130	0	7	1937	3	7533	No	No	11214 DAYTON AVE N
4	614110	0465	5/18/04	274380	1130	0	7	1947	5	6559	No	No	12216 DAYTON AVE N
4	083200	0050	4/26/04	280000	1150	0	7	1943	3	8100	No	No	332 N 133RD ST
4	614060	0105	8/30/06	389000	1160	350	7	1927	3	7200	No	No	11733 N PARK AVE
4	178550	0091	11/23/04	275000	1160	0	7	1942	3	6160	No	No	12553 EVANSTON AVE N
4	614060	0105	10/11/05	326500	1160	350	7	1927	3	7200	No	No	11733 N PARK AVE
4	016400	0165	11/14/06	479000	1170	590	7	1983	3	7216	No	No	614 A N 138TH ST
4	614160	0029	7/11/06	415000	1170	950	7	1938	4	4000	Yes	No	12232 FREMONT AVE N
4	016400	0165	7/20/06	385000	1170	590	7	1983	3	7216	No	No	614 A N 138TH ST
4	718980	0010	9/7/06	358000	1180	970	7	1939	4	5094	No	No	609 N 112TH ST
4	229140	1280	4/7/04	260000	1180	0	7	1979	3	3720	No	No	10519 N PARK AVE
4	614010	0355	8/1/06	345500	1190	0	7	1948	3	7934	No	No	11732 PHINNEY AVE N
4	016400	0284	3/17/06	350000	1190	0	7	1979	3	7740	No	No	560 B N 137TH ST
4	364510	0340	3/26/05	382000	1200	620	7	1990	3	5139	No	No	10518 DAYTON AVE N
4	614110	0250	9/6/05	355000	1200	260	7	1946	3	6584	No	No	12027 DAYTON AVE N
4	675970	0010	10/17/05	305000	1220	0	7	1959	4	8160	No	No	14320 PHINNEY AVE N
4	016400	0196	1/5/06	369950	1240	0	7	1936	4	10500	No	No	502 N 138TH ST
4	614060	0060	4/19/06	535000	1250	520	7	1926	3	7200	No	No	712 N 117TH ST
4	614060	0250	12/21/06	395000	1250	600	7	1963	3	8858	No	No	11536 N PARK AVE
4	130630	0160	8/24/06	370000	1250	0	7	1983	3	5103	No	No	10729 EVANSTON AVE N
4	291620	0115	5/28/04	302000	1260	0	7	1962	4	7650	No	No	12711 EVANSTON AVE N
4	614010	0910	5/19/05	375000	1270	0	7	1948	4	7934	No	No	11733 FREMONT AVE N
4	637850	0250	12/12/06	450950	1270	350	7	1929	4	6281	No	No	11206 EVANSTON AVE N
4	192604	9392	10/4/05	388000	1270	660	7	1991	3	7835	No	No	629 N 143RD ST
4	614160	0110	2/25/04	390000	1280	560	7	1948	4	11200	No	No	12014 FREMONT AVE N
4	434380	0015	12/13/05	455000	1290	1300	7	1949	3	8784	No	No	12546 N PARK AVE N
4	614110	0760	10/5/04	358900	1290	320	7	1976	3	5040	No	No	616 N 120TH ST
4	434380	0015	1/20/04	370000	1290	1300	7	1949	3	8784	No	No	12546 N PARK AVE N
4	701720	0083	5/26/04	375000	1320	930	7	1998	3	5705	No	No	11202 FREMONT AVE N
4	016400	0230	6/14/05	307000	1320	0	7	1960	5	6760	No	No	713 1/2 N 138TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	192604	9072	5/26/04	379000	1330	960	7	1997	3	5995	No	No	708 N 128TH ST
4	291620	0032	8/26/04	315000	1340	0	7	1952	3	7800	No	No	316 N 127TH ST
4	891100	0090	12/4/06	349000	1340	0	7	1958	3	7904	No	No	11239 PHINNEY AVE N
4	174770	0020	6/9/04	313500	1340	0	7	1945	3	7366	No	No	10741 DAYTON AVE N
4	241960	0020	11/5/04	278000	1350	0	7	1954	4	6370	No	No	14217 EVANSTON AVE N
4	016400	0249	6/23/04	347400	1350	780	7	1995	3	10400	No	No	613 N 138TH ST
4	863060	0095	7/26/05	400000	1360	390	7	1939	4	7547	No	No	11051 EVANSTON AVE N
4	891100	0585	5/12/04	357500	1370	870	7	1992	3	5363	No	No	11012 PHINNEY AVE N
4	891100	0609	11/29/05	484000	1380	880	7	1935	4	9117	No	No	11015 DAYTON AVE N
4	614110	0750	12/8/06	360000	1380	0	7	1947	4	6591	No	No	12012 EVANSTON AVE N
4	614110	0485	6/13/05	349000	1420	0	7	1940	3	6628	No	No	522 N 122ND ST
4	130630	0135	5/11/04	263620	1420	0	7	1942	4	6552	No	No	516 N 107TH ST
4	291620	0025	8/29/06	409950	1430	0	7	1947	3	7800	No	No	12719 PHINNEY AVE N
4	614060	0165	3/30/05	370000	1440	960	7	1967	4	7200	No	No	11522 FREMONT AVE N
4	614010	0560	6/28/05	360000	1440	0	7	1928	3	7927	No	No	11745 EVANSTON AVE N
4	614160	0245	1/13/05	325000	1460	1120	7	1963	3	6851	Yes	No	800 N 122ND ST
4	241960	0075	4/23/04	296000	1480	0	7	1954	4	6360	No	No	506 N 141ST ST
4	675970	0015	5/18/05	294300	1490	0	7	1958	4	8160	No	No	14314 PHINNEY AVE N
4	614110	0650	10/10/06	499500	1500	0	7	1927	4	6586	No	No	12021 EVANSTON AVE N
4	614110	0741	6/6/05	365000	1500	50	7	1946	4	6586	No	No	12021 FREMONT AVE N
4	614110	0515	2/23/04	325000	1500	0	7	1940	4	6556	No	No	12225 EVANSTON AVE N
4	229140	1495	7/2/04	260000	1500	0	7	1969	3	7440	No	No	10708 FREMONT AVE N
4	241960	0065	10/3/06	399950	1510	0	7	1954	5	7992	No	No	520 N 141ST ST
4	241960	0005	1/12/04	284900	1510	0	7	1954	4	6360	No	No	507 N 143RD ST
4	425830	0020	3/15/06	356000	1580	0	7	1991	3	7986	No	No	524 N 143RD ST
4	425830	0020	7/14/04	291000	1580	0	7	1991	3	7986	No	No	524 N 143RD ST
4	229140	0665	10/26/05	370000	1620	0	7	1919	4	7440	No	No	10703 WHITMAN AVE N
4	701720	0110	6/18/04	325000	1690	0	7	1982	3	6658	No	No	11038 FREMONT AVE N
4	083200	0020	9/8/04	300000	1690	0	7	1940	4	8100	No	No	317 N 134TH ST
4	229140	1355	8/8/05	365000	1700	0	7	1924	3	9300	No	No	10526 FREMONT AVE N
4	614110	0315	6/13/05	400000	1750	0	7	1992	4	6421	No	No	12232 PHINNEY AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	614010	0625	3/1/04	375000	1900	0	7	1926	4	7980	No	No	11514 DAYTON AVE N
4	614060	0100	5/18/06	443500	2150	120	7	1928	4	7200	No	No	11727 N PARK AVE
4	016400	0236	2/6/04	347500	2330	0	7	2003	3	7228	No	No	647 N 138TH ST
4	016400	0410	11/30/04	725000	2460	1220	7	1928	5	7750	Yes	No	517 N 137TH ST
4	637850	0140	7/14/05	395000	2510	0	7	1980	3	7530	No	No	11220 DAYTON AVE N
4	614110	0720	7/7/05	499950	3270	0	7	2002	3	7022	No	No	12035 FREMONT AVE N
4	016400	0247	2/24/05	440000	1060	1060	8	1979	4	10176	No	No	623 N 138TH ST
4	364510	0309	5/26/06	450000	1140	700	8	2003	3	5127	No	No	10534 DAYTON AVE N
4	364510	0309	2/19/04	366500	1140	700	8	2003	3	5127	No	No	10534 DAYTON AVE N
4	291870	0110	4/14/06	405000	1180	700	8	1963	3	7200	No	No	14104 PHINNEY AVE N
4	891100	0075	3/21/06	390000	1240	680	8	1975	4	7924	No	No	11215 PHINNEY AVE N
4	891100	0075	12/28/04	355000	1240	680	8	1975	4	7924	No	No	11215 PHINNEY AVE N
4	178550	0051	11/17/06	411500	1250	400	8	1940	4	7650	No	No	12539 DAYTON AVE N
4	016400	0260	3/22/05	385000	1280	720	8	1962	4	8265	No	No	526 N 137TH ST
4	016400	0262	4/21/04	310000	1280	720	8	1962	3	6460	No	No	528 N 137TH ST
4	291870	0090	3/5/04	324000	1300	670	8	1963	4	7200	No	No	14115 PHINNEY AVE N
4	291870	0070	11/7/06	421500	1340	160	8	1963	4	9090	No	No	14101 PHINNEY AVE N
4	930200	0050	7/8/04	300000	1360	0	8	1961	3	8925	No	No	13816 DAYTON AVE N
4	083100	0020	11/29/05	452000	1370	1250	8	1962	4	6984	No	No	13503 N PARK AVE N
4	192604	9435	5/19/05	449500	1440	990	8	2005	3	6986	No	No	14338 FREMONT AVE N
4	192604	9377	5/11/05	447000	1440	990	8	2005	3	6986	No	No	14334 FREMONT AVE N
4	614110	0090	5/9/06	440000	1570	0	8	1949	4	9299	No	No	12045 PHINNEY AVE N
4	229140	0910	8/6/04	389950	1600	610	8	1983	3	5084	No	No	10735 LINDEN AVE N
4	614060	0010	3/18/05	514000	1710	870	8	1987	3	7628	No	No	11748 FREMONT AVE N
4	178550	0012	5/8/06	415000	1870	0	8	1937	4	7400	No	No	12545 PHINNEY AVE N
4	229140	0186	4/26/06	350000	1890	0	8	2006	3	1380	No	No	10706 B WHITMAN AVE N
4	229140	0187	6/26/06	349000	1890	0	8	2006	3	1350	No	No	10706 A WHITMAN AVE N
4	229140	0197	9/26/05	316500	1890	0	8	2005	3	1337	No	No	10708 A WHITMAN AVE N
4	229140	0196	9/7/05	300000	1890	0	8	2005	3	1337	No	No	10712 B WHITMAN AVE N
4	083200	0165	7/7/06	788500	1930	480	8	1991	3	6000	No	No	13210 BITTER PL N
4	614110	0115	6/29/06	495000	1940	0	8	1959	3	9315	No	No	12024 GREENWOOD AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	701720	0047	1/20/05	342500	2010	0	8	1979	3	9918	No	No	11230 FREMONT AVE N
4	229140	1160	10/16/06	487500	2020	0	8	2006	3	5000	No	No	10510 N PARK AVE
4	229140	1151	8/24/06	489950	2025	0	8	2006	3	5275	No	No	10510 N PARK AVE
4	192604	9417	8/12/05	422000	2170	0	8	1996	3	7250	No	No	639 N 143RD ST
4	614160	0121	7/20/04	469500	2260	0	8	2004	3	6574	No	No	712 N 120TH ST
4	016400	0290	10/19/04	479950	2390	0	8	1999	3	7206	No	No	706 N 137TH ST
4	130630	0130	9/14/05	561000	2650	0	8	2005	3	6577	No	No	10702 EVANSTON AVE N
4	130630	0195	11/8/06	685000	2740	0	8	2006	3	5000	No	No	511 N 110TH ST
4	614160	0160	4/27/06	615000	2970	0	8	2005	3	8391	Yes	No	12026 N PARK AVE N
4	718980	0095	6/9/06	690000	3010	0	8	2006	3	5040	No	No	11003 FREMONT AVE N
4	017300	0049	6/8/06	705000	2590	0	9	2006	3	7229	No	No	13801 DAYTON AVE N
4	017300	0047	9/1/06	696500	2620	0	9	2006	3	7632	No	No	13809 DAYTON AVE N
4	083200	0155	8/23/06	994000	2620	500	9	1991	3	9000	Yes	No	13222 BITTER PL N
5	312604	9452	3/28/06	163000	420	0	5	1945	3	1480	No	No	9110 FREMONT AVE N
5	604640	0705	12/10/06	250000	540	0	5	1921	3	5100	No	No	930 N 86TH ST
5	614560	2095	11/6/06	217500	620	0	5	1920	3	3844	No	No	10110 DAYTON AVE N
5	614560	1030	8/14/06	345000	750	0	5	1923	4	3844	No	No	335 N 104TH ST
5	614560	1900	11/28/05	255000	840	0	5	1989	3	3844	No	No	743 N 102ND ST
5	614560	1435	5/20/05	248500	920	0	5	1920	3	3844	No	No	739 N 103RD ST
5	026300	0190	11/14/06	365000	1020	0	5	1924	5	8130	No	No	705 N 97TH ST
5	614560	0845	7/26/05	296000	1120	0	5	1918	5	3844	No	No	706 N 103RD ST
5	614560	1010	7/24/06	270000	580	0	6	1922	4	5287	No	No	319 N 104TH ST
5	078900	0290	6/23/06	265000	660	0	6	1929	3	7262	No	No	9018 EVANSTON AVE N
5	312604	9269	11/9/05	299500	670	0	6	1942	3	6134	No	No	739 N 92ND ST
5	152930	0316	8/22/06	338500	670	0	6	1926	4	4505	No	No	9504 DAYTON AVE N
5	614560	1495	2/16/05	265000	670	0	6	1921	4	3844	No	No	740 N 102ND ST
5	312604	9141	8/15/06	357000	700	0	6	1937	3	5610	No	No	714 N 90TH ST
5	614560	2450	3/7/06	347500	700	0	6	1910	3	3844	No	No	518 N 100TH ST
5	312604	9262	5/16/05	285000	700	0	6	1947	3	5904	No	No	9525 FREMONT AVE N
5	078900	0300	6/20/06	280000	700	0	6	1916	4	4866	No	No	9008 EVANSTON AVE N
5	312604	9256	4/20/04	250000	700	0	6	1947	4	5904	No	No	9617 FREMONT AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	2450	6/22/05	234260	700	0	6	1910	3	3844	No	No	518 N 100TH ST
5	604640	1085	7/11/05	253000	700	0	6	1921	4	2550	No	No	8515 LINDEN AVE N
5	152930	0190	7/26/05	352500	740	100	6	1920	4	6379	No	No	9500 PHINNEY AVE N
5	926670	1175	8/27/04	220000	740	0	6	1989	3	5125	No	No	743 N 88TH ST
5	312604	9368	5/26/06	310000	750	0	6	1910	4	3993	No	No	737 N 91ST ST
5	291720	0450	10/25/06	315000	760	0	6	1946	3	7067	No	No	9709 EVANSTON AVE N
5	030600	0439	5/17/05	319500	770	0	6	1943	3	5212	No	No	730 N 97TH ST
5	614560	1025	2/9/05	287000	770	0	6	2005	3	3844	No	No	333 N 104TH ST
5	614560	1675	10/25/04	285000	790	600	6	1925	4	3844	No	No	920 N 102ND ST
5	926670	1155	5/27/04	295000	800	440	6	1936	5	5125	No	No	753 N 88TH ST
5	152930	0330	5/20/04	274500	800	800	6	1926	5	6941	No	No	9513 EVANSTON AVE N
5	614560	0370	7/20/06	325950	810	0	6	1918	5	3844	No	No	718 N 104TH ST
5	614560	1670	4/4/06	333000	820	200	6	1928	4	3844	No	No	922 N 102ND ST
5	614560	2180	5/12/04	290000	820	400	6	1919	4	3844	No	No	351 N 102ND ST
5	614560	1175	9/27/04	242950	820	0	6	1947	3	3844	No	No	333 N 103RD ST
5	614560	0321	5/5/04	227500	820	0	6	1912	5	3555	No	No	754 N 104TH ST
5	926670	0365	1/21/05	285000	830	0	6	1942	4	5100	No	No	736 N 89TH ST
5	614560	2435	5/2/06	380000	840	0	6	1924	4	4342	No	No	527 N 101ST ST
5	614560	0410	5/25/06	289000	840	0	6	1919	4	3844	No	No	919 N 105TH ST
5	614560	1663	9/16/04	305000	840	0	6	1928	5	3649	No	No	926 N 102ND ST
5	614560	1735	1/12/06	282800	840	0	6	1925	4	6726	No	No	937 N 102ND ST
5	926670	0305	10/24/06	420000	870	130	6	1917	4	5100	No	No	743 N 90TH ST
5	614560	0545	3/8/06	295000	900	0	6	1941	3	3936	No	No	905 N 104TH ST
5	614560	1180	1/22/04	289950	900	0	6	1920	5	3844	No	No	335 N 103RD ST
5	614560	0690	9/14/05	313000	910	190	6	1922	4	3844	No	No	900 N 103RD ST
5	614560	2160	5/26/06	297950	920	0	6	1910	5	3844	No	No	341 N 102ND ST
5	614560	2160	3/22/05	269900	920	0	6	1910	5	3844	No	No	341 N 102ND ST
5	312604	9261	7/21/06	363500	940	0	6	1947	3	5904	No	No	9609 FREMONT AVE N
5	614560	2425	9/7/06	351000	950	0	6	1910	4	3844	No	No	523 N 101ST ST
5	614560	2425	4/28/04	235000	950	0	6	1910	4	3844	No	No	523 N 101ST ST
5	614560	1500	7/9/04	268000	950	500	6	1921	4	3936	No	No	726 N 102ND ST

**Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	926670	0464	3/22/05	364000	960	0	6	1928	4	4500	No	No	701 N 90TH ST
5	152930	0335	4/14/05	324000	960	0	6	1959	4	6952	No	No	9517 EVANSTON AVE N
5	926670	0100	7/18/06	362450	980	0	6	1947	4	5100	No	No	931 N 90TH ST
5	614560	0080	5/25/04	269950	1000	220	6	1920	4	3844	No	No	336 N 104TH ST
5	291720	0645	9/30/04	270000	1010	0	6	1948	3	6200	No	No	611 N 100TH ST
5	614560	1289	1/30/06	265000	1020	0	6	1916	2	4133	No	No	515 N 103RD ST
5	026300	0225	9/26/06	335000	1030	0	6	1919	4	6000	No	No	902 N 96TH ST
5	026300	0291	10/24/06	399999	1040	500	6	1919	4	9450	No	No	741 N 96TH ST
5	153230	0155	10/6/05	314000	1080	0	6	1924	4	6095	No	No	921 N 93RD ST
5	614560	2050	6/23/06	380000	1090	0	6	1926	4	4901	No	No	526 N 101ST ST
5	614560	2050	1/11/06	270000	1090	0	6	1926	4	4901	No	No	526 N 101ST ST
5	643150	0290	7/18/06	350000	1110	0	6	1921	5	4223	No	No	500 N 86TH ST
5	643150	0290	9/27/05	334650	1110	0	6	1921	5	4223	No	No	500 N 86TH ST
5	926670	0128	5/19/04	249990	1120	0	6	1925	5	4975	No	No	929 N 90TH ST
5	312604	9145	6/28/04	311000	1160	0	6	1910	4	5112	No	No	719 N 92ND ST
5	604640	0655	7/27/05	372000	1170	0	6	1916	4	5100	No	No	921 N 87TH ST
5	614560	1715	9/6/06	296000	1200	0	6	1974	2	3844	No	No	915 N 102ND ST
5	312604	9265	9/20/06	377500	1210	0	6	1949	4	7744	No	No	9802 LINDEN AVE N
5	604640	0345	2/23/05	290000	1220	0	6	1911	5	5100	No	No	712 N 86TH ST
5	926670	1085	5/24/05	295000	1370	0	6	1944	5	5100	No	No	929 N 88TH ST
5	614560	0960	10/26/06	250000	1470	0	6	1912	4	3844	No	No	508 N 103RD ST
5	614560	1335	12/6/05	450000	1700	0	6	1927	5	5670	No	No	536 N 102ND ST
5	312604	9257	8/9/05	240000	700	0	7	1946	3	5760	No	No	9625 FREMONT AVE N
5	078900	0450	5/14/04	245000	730	0	7	1940	4	5662	No	No	9238 EVANSTON AVE N
5	030600	0490	6/9/06	376000	740	0	7	1928	4	6356	No	No	9724 LINDEN AVE N
5	614560	2035	12/7/04	320000	750	750	7	1938	4	3844	No	No	525 N 102ND ST
5	614560	1730	12/29/06	360000	760	460	7	1941	4	3844	No	No	927 N 102ND ST
5	614560	2340	7/14/04	305000	760	760	7	1941	4	3844	No	No	420 N 100TH ST
5	030600	0540	5/23/05	235000	770	0	7	1942	3	5756	No	No	923 N 98TH ST
5	604640	1300	8/18/06	398000	780	530	7	1986	3	2550	No	No	703 N 86TH ST
5	614560	2535	10/12/05	300000	790	0	7	1942	4	3844	No	No	749 N 101ST ST

**Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	030600	0725	2/9/05	332000	800	0	7	1928	4	6356	No	No	9702 LINDEN AVE N
5	026300	0160	7/24/06	399950	820	0	7	1916	4	6300	No	No	9610 LINDEN AVE N
5	614560	1345	12/2/04	282000	830	830	7	1955	3	3844	No	No	530 N 102ND ST
5	291720	0720	5/2/06	315000	850	0	7	1953	3	3080	No	No	9705 FREMONT AVE N
5	643150	0344	7/29/05	416985	850	850	7	1927	5	5894	No	No	8547 DAYTON AVE N
5	926670	0855	5/17/06	357333	850	160	7	1941	4	5100	No	No	921 N 89TH ST
5	030600	0015	12/9/04	260400	850	0	7	1926	4	5594	No	No	705 N 100TH ST
5	614560	0235	6/21/05	310000	870	0	7	1953	3	3844	No	No	506 N 104TH ST
5	614560	2550	6/28/06	367000	870	0	7	1927	4	3844	No	No	760 N 100TH ST
5	946520	0425	5/3/04	271450	870	0	7	1940	3	6283	No	No	404 N 92ND ST
5	614560	0235	1/19/05	241000	870	0	7	1953	3	3844	No	No	506 N 104TH ST
5	926670	0175	11/17/06	369000	880	0	7	1941	4	5100	No	No	917 N 90TH ST
5	926670	0175	9/20/05	320000	880	0	7	1941	4	5100	No	No	917 N 90TH ST
5	926670	0175	3/8/05	300000	880	0	7	1941	4	5100	No	No	917 N 90TH ST
5	604640	0115	3/23/06	460000	890	0	7	1932	5	5178	No	No	910 N 87TH ST
5	153230	0055	3/21/05	320000	890	250	7	1921	4	4805	No	No	922 N 93RD ST
5	614560	1895	12/17/04	281495	890	520	7	1956	3	3844	No	No	737 N 102ND ST
5	614560	1405	6/21/06	341750	900	0	7	1950	3	3844	No	No	715 N 103RD ST
5	946520	0410	9/17/04	316000	900	400	7	1938	3	6282	No	No	9218 PHINNEY AVE N
5	614560	1400	12/15/04	219000	900	0	7	1950	2	3844	No	No	711 N 103RD ST
5	312604	9190	11/17/06	380000	910	1070	7	1943	4	2828	No	No	705 N 92ND ST
5	946520	0280	2/17/04	318000	920	0	7	1939	4	6286	No	No	9024 PHINNEY AVE N
5	604640	1295	8/31/04	286000	920	260	7	1916	4	5100	No	No	711 N 86TH ST
5	614560	2130	3/11/04	276500	930	0	7	1916	4	3845	No	No	317 N 102ND ST
5	153230	0035	3/18/05	274000	930	270	7	1912	4	4805	No	No	916 N 93RD ST
5	614560	2226	10/25/06	399000	940	860	7	1978	3	3844	No	No	328 N 101ST ST
5	291720	0565	11/28/05	369950	950	420	7	1942	3	6166	No	No	9736 EVANSTON AVE N
5	614560	2170	4/12/04	285000	960	0	7	1929	4	3844	No	No	345 N 102ND ST
5	554130	0045	10/11/05	357500	960	600	7	1926	4	5060	No	No	920 N 92ND ST
5	614560	1425	1/20/04	265700	960	0	7	1955	3	4228	No	No	729 N 103RD ST
5	614560	1725	4/29/05	222500	960	0	7	1972	3	3844	No	No	923 N 102ND ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	1720	8/26/04	215000	960	0	7	1972	4	3844	No	No	919 N 102ND ST
5	152930	0115	5/3/06	421000	970	200	7	1941	4	6000	No	No	9551 PHINNEY AVE N
5	926670	1125	2/13/04	280000	970	240	7	1952	3	5125	No	No	907 N 88TH ST
5	643150	0102	10/27/06	455100	980	500	7	1924	5	4817	No	No	8747 DAYTON AVE N
5	643150	0102	7/12/05	402000	980	500	7	1924	5	4817	No	No	8747 DAYTON AVE N
5	614560	1890	5/19/04	279950	980	980	7	1965	3	3844	No	No	733 N 102ND ST
5	614560	2580	3/2/04	262500	990	0	7	1949	3	3844	No	No	734 N 100TH ST
5	614560	1154	10/17/05	380000	1000	330	7	1966	3	3844	No	No	317 N 103RD ST
5	604640	0315	8/14/06	455000	1000	790	7	1906	5	5100	No	No	710 N 86TH ST
5	604640	0185	6/18/04	325000	1000	640	7	1964	4	5100	No	No	736 N 87TH ST
5	152930	0110	2/23/04	331000	1000	300	7	1926	4	6000	No	No	9547 PHINNEY AVE N
5	312604	9149	10/10/06	352500	1010	0	7	1936	3	5610	No	No	720 N 90TH ST
5	614560	1150	8/4/05	365000	1010	450	7	1975	3	3380	No	No	313 N 103RD ST
5	614560	1935	12/29/04	255000	1010	0	7	1955	3	5765	No	No	748 N 101ST ST
5	026300	0175	11/16/06	373750	1020	140	7	1924	4	8808	No	No	739 N 97TH ST
5	946520	0395	6/29/06	348000	1020	660	7	1946	3	6281	No	No	9230 PHINNEY AVE N
5	946520	0075	7/12/04	374000	1020	1020	7	1938	5	5908	No	No	9211 PHINNEY AVE N
5	291720	0525	8/26/04	310000	1020	430	7	1941	4	6139	No	No	9752 EVANSTON AVE N
5	614560	0825	8/23/05	322000	1040	0	7	1918	4	3844	No	No	722 N 103RD ST
5	554130	0095	3/8/06	367500	1040	150	7	1935	3	5712	No	No	915 N 92ND ST
5	643150	0103	5/15/06	390000	1040	500	7	1925	5	6150	No	No	435 N 90TH ST
5	384610	0040	8/12/05	281000	1040	0	7	1981	3	6079	No	No	918 N 98TH ST
5	554130	0095	11/22/05	270000	1040	150	7	1935	3	5712	No	No	915 N 92ND ST
5	643150	0342	12/15/05	375000	1060	820	7	1927	4	5894	No	No	8543 DAYTON AVE N
5	614560	1200	10/19/06	449950	1070	0	7	1918	5	3844	No	No	353 N 103RD ST
5	312604	9271	11/16/05	350000	1080	0	7	1952	3	6732	No	No	714 N 91ST ST
5	291720	0095	11/16/04	415000	1080	900	7	1940	4	5395	Yes	No	9731 PHINNEY AVE N
5	078900	0255	8/29/06	425000	1090	0	7	1930	4	5395	No	No	9044 EVANSTON AVE N
5	614560	2870	8/23/06	389000	1100	0	7	1938	4	3953	No	No	600 N 100TH ST
5	078900	0165	7/7/05	310000	1110	0	7	1918	4	8097	No	No	9034 DAYTON AVE N
5	614560	0955	3/5/04	240000	1120	0	7	1972	3	3844	No	No	514 N 103RD ST

Improved Sales Used in this Annual Update Analysis
Area 5
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	0375	2/2/04	292000	1120	500	7	1917	5	3844	No	No	714 N 104TH ST
5	604640	1130	5/6/04	368000	1130	0	7	1920	4	5100	No	No	747 N 86TH ST
5	078900	0470	5/25/05	332000	1130	530	7	1931	4	7129	No	No	9216 EVANSTON AVE N
5	078900	0205	8/29/05	490000	1140	870	7	1977	3	8035	No	No	9009 EVANSTON AVE N
5	614560	0965	6/22/06	371000	1140	550	7	1984	3	3844	No	No	500 N 103RD ST
5	030600	0695	8/2/05	293000	1140	0	7	1942	3	6756	No	No	922 N 97TH ST
5	643150	0343	5/25/06	450000	1150	150	7	1928	4	5894	No	No	8551 DAYTON AVE N
5	614560	0808	8/23/06	350000	1160	0	7	1918	5	6726	No	No	726 N 103RD ST
5	614560	1835	5/18/04	270000	1160	0	7	1985	3	3844	No	No	910 N 101ST ST
5	614560	0855	9/12/06	406450	1170	750	7	1967	3	3844	No	No	501 N 104TH ST
5	614560	0855	7/12/05	322600	1170	750	7	1967	3	3844	No	No	501 N 104TH ST
5	614560	0295	8/9/06	456000	1180	860	7	1985	3	3844	No	No	747 N 105TH ST
5	926670	0256	11/22/05	408000	1190	0	7	1912	5	5200	No	No	8911 LINDEN AVE N
5	030600	0325	5/11/06	446000	1210	0	7	1939	3	7119	No	No	735 N 98TH ST
5	312604	9312	10/1/05	400000	1220	0	7	1951	4	5023	No	No	704 N 92ND ST
5	614560	2205	4/26/05	310000	1230	0	7	1982	3	3844	No	No	346 N 101ST ST
5	614560	2175	6/21/06	389950	1240	0	7	1924	5	3844	No	No	349 N 102ND ST
5	291720	0240	6/29/05	355000	1240	0	7	1940	3	5101	No	No	9701 DAYTON AVE N
5	030600	0340	6/3/04	258500	1240	0	7	1950	3	6483	No	No	739 N 98TH ST
5	030600	0434	6/1/04	327000	1260	650	7	1941	3	7627	No	No	736 N 97TH ST
5	926670	1215	9/23/04	330000	1270	240	7	1928	4	5125	No	No	727 N 88TH ST
5	614560	2030	7/13/06	407500	1280	480	7	1984	4	3844	No	No	521 N 102ND ST
5	614560	2030	8/5/04	329950	1280	480	7	1984	4	3844	No	No	521 N 102ND ST
5	030600	0530	12/23/05	300000	1280	0	7	1942	4	6756	No	No	919 N 98TH ST
5	643150	0232	7/21/06	495000	1290	450	7	1911	5	6086	No	No	8536 EVANSTON AVE N
5	643150	0232	3/12/04	330000	1290	450	7	1911	5	6086	No	No	8536 EVANSTON AVE N
5	152930	0080	8/22/05	393000	1300	200	7	1930	4	9004	No	No	9517 PHINNEY AVE N
5	614560	2463	8/18/04	290000	1310	0	7	1995	3	3762	No	No	506 N 100TH ST
5	604640	0755	5/17/05	369000	1320	700	7	1911	5	5100	No	No	950 N 86TH ST
5	926670	0645	3/18/04	270000	1320	0	7	1985	3	2550	No	No	732 N 88TH ST
5	614560	1975	11/16/04	273200	1320	0	7	1916	5	3844	No	No	714 N 101ST ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	2025	6/22/05	413000	1330	240	7	1914	4	3844	No	No	519 N 102ND ST
5	078900	0630	3/8/04	272950	1330	0	7	1998	3	2174	No	No	9257 FREMONT AVE N
5	926670	1095	7/28/04	275000	1330	0	7	1984	3	2563	No	No	925 N 88TH ST
5	614560	1361	2/9/06	463000	1350	810	7	2002	3	3844	No	No	514 N 102ND ST
5	312604	9415	6/15/05	318000	1350	0	7	1999	3	2325	No	No	9230 B FREMONT AVE N
5	614560	1505	11/6/06	399950	1360	0	7	1993	3	3758	No	No	734 N 102ND ST
5	614560	2640	5/13/05	336500	1360	1360	7	1968	3	3844	No	No	919 N 101ST ST
5	078900	0560	2/18/04	284000	1360	0	7	1995	3	2197	No	No	9231 FREMONT AVE N
5	946520	0335	6/2/04	350000	1400	170	7	1928	4	6286	No	No	9025 DAYTON AVE N
5	643150	0072	10/11/05	500000	1420	120	7	1916	4	8086	No	No	8717 DAYTON AVE N
5	312604	9072	6/17/04	322000	1450	0	7	1950	4	6133	No	No	751 N 92ND ST
5	614560	2593	4/25/05	357000	1460	0	7	1993	3	3762	No	No	718 N 100TH ST
5	926670	0335	3/11/04	375000	1480	670	7	1912	5	5100	No	No	737 N 90TH ST
5	291720	0175	6/28/06	499950	1500	600	7	1946	4	7645	No	No	9748 PHINNEY AVE N
5	604640	0385	5/18/04	310200	1500	0	7	1955	3	4590	No	No	722 N 86TH ST
5	604640	0085	7/19/06	449000	1600	0	7	1929	5	5100	No	No	924 N 87TH ST
5	291720	0425	6/30/04	375000	1600	260	7	1937	4	7067	No	No	9704 DAYTON AVE N
5	078900	0323	6/21/04	299950	1600	0	7	2004	3	2051	No	No	9021 FREMONT AVE N
5	152930	0290	12/8/05	406500	1630	0	7	1922	5	6973	No	No	9528 DAYTON AVE N
5	643150	0099	3/18/05	425000	1640	0	7	1906	5	6714	No	No	8749 DAYTON AVE N
5	078900	0415	2/23/06	369000	1650	950	7	1920	3	5701	No	No	9258 EVANSTON AVE N
5	554130	0130	9/21/06	469950	1660	0	7	1920	5	5127	No	No	922 N 91ST ST
5	078900	0190	7/21/04	320000	1710	0	7	1911	4	7763	No	No	9010 DAYTON AVE N
5	153230	0005	10/9/06	465500	1760	0	7	2003	3	4771	No	No	902 N 93RD ST
5	643150	0201	7/15/04	329000	1760	0	7	1950	4	8841	No	No	8909 FREMONT AVE N
5	554130	0125	12/7/06	395000	1770	290	7	1922	4	5114	No	No	924 N 91ST ST
5	926670	1205	4/21/05	385000	1800	0	7	1938	4	5125	No	No	729 N 88TH ST
5	643150	0202	5/18/04	335000	1820	0	7	1981	3	8226	No	No	609 N 90TH ST
5	614560	1070	5/25/06	387500	1960	0	7	1910	4	3844	No	No	346 N 103RD ST
5	614560	0420	9/1/05	450000	2080	0	7	1991	3	3844	No	No	927 N 105TH ST
5	614560	0415	5/9/05	374190	2160	0	7	2000	3	3844	No	No	921 N 105TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	0405	7/1/05	370000	2170	0	7	2000	3	3844	No	No	915 N 105TH ST
5	312604	9409	11/27/06	459000	2340	0	7	1997	3	2571	No	No	708 N 92ND ST
5	312604	9402	3/1/04	338500	2350	0	7	1994	3	1784	No	No	726 N 92ND ST
5	312604	9400	2/10/04	349000	2360	0	7	1994	3	2690	No	No	724 N 92ND ST
5	614560	0355	8/16/04	355000	2384	0	7	2000	3	3844	No	No	730 N 104TH ST
5	312604	9154	7/27/06	500000	2400	0	7	1991	3	3192	No	No	735 B N 94TH ST
5	312604	9404	11/29/04	380000	2410	0	7	1995	3	3230	No	No	9215 LINDEN AVE N
5	152930	0225	7/15/04	459950	2760	0	7	2004	3	6376	No	No	9531 DAYTON AVE N
5	926670	0895	9/15/05	350000	1050	0	8	2005	3	5100	No	No	933 N 89TH ST
5	604640	0270	9/24/04	321000	1120	0	8	1930	4	5000	No	No	8610 FREMONT AVE N
5	026300	0176	2/16/06	420000	1170	550	8	1962	3	7453	No	No	745 N 97TH ST
5	291720	0066	8/30/06	400000	1200	800	8	1954	3	4855	No	No	9745 PHINNEY AVE N
5	291720	0065	7/19/04	344000	1220	1200	8	1954	3	4855	No	No	9749 PHINNEY AVE N
5	312604	9294	2/14/06	350000	1380	0	8	2005	3	1782	No	No	732 B N 92ND ST
5	312604	9449	8/22/05	339000	1380	0	8	2005	3	1488	No	No	732 A N 92ND ST
5	312604	9451	8/29/05	340000	1380	0	8	2005	3	1656	No	No	734 A N 92ND ST
5	312604	9450	8/22/05	339000	1380	0	8	2005	3	1950	No	No	734 B N 92ND ST
5	604640	0155	8/30/06	370000	1460	0	8	1959	3	5102	No	No	750 N 87TH ST
5	926670	0345	4/3/06	405000	1500	0	8	1998	3	2550	No	No	733 N 90TH ST
5	291720	0139	4/17/06	410000	1570	560	8	1966	3	5870	No	No	9717 PHINNEY AVE N
5	614560	1880	4/26/05	459000	1570	650	8	2005	3	3920	No	No	725 N 102ND ST
5	312604	9448	12/27/05	451000	1600	440	8	2005	3	4259	No	No	701 N 92ND ST
5	926670	0255	6/16/05	558000	1890	1220	8	1970	4	5000	No	No	757 N 90TH ST
5	291720	0241	12/5/05	529000	1890	0	8	2005	3	5101	No	No	416 N 97TH ST
5	926670	0475	2/10/06	409500	1930	0	8	1990	3	6000	No	No	700 N 89TH ST
5	946520	0476	4/18/06	499500	2020	0	8	2006	3	5000	No	No	9249 DAYTON AVE N
5	614560	0546	6/28/06	434000	2050	420	8	2005	3	3750	No	No	10312 LINDEN AVE N
5	614560	1189	11/16/05	474000	2250	0	8	2005	3	3844	No	No	343 N 103RD ST
5	614560	1190	11/22/05	472000	2250	0	8	2005	3	3844	No	No	343 N 103RD ST
5	604640	0990	12/10/04	435950	2250	0	8	2004	3	5100	No	No	917 N 86TH ST
5	926670	0045	3/26/05	390000	2300	0	8	1932	5	5100	No	No	947 N 90TH ST

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Area 5
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	2159	7/2/04	404950	2340	0	8	2004	3	2883	No	No	337 N 102ND ST
5	614560	1912	2/7/05	430950	2360	0	8	2004	3	3844	No	No	753 N 102ND ST
5	614560	1915	1/19/05	429950	2360	0	8	2004	3	3844	No	No	10117 LINDEN AVE N
5	152930	0095	12/20/05	717900	2370	880	8	2005	3	6002	No	No	9533 PHINNEY AVE N
5	152930	0090	2/14/06	714950	2370	880	8	2005	3	6002	Yes	No	9530 PHINNEY AVE N
5	152930	0100	4/6/06	575000	2670	0	8	2001	3	6000	No	No	9535 PHINNEY AVE N
5	614560	1974	5/24/06	580000	2670	720	8	2006	3	3843	No	No	718 N 101ST ST
8	926820	0361	6/10/05	230000	400	0	3	1942	3	5040	No	No	9242 8TH AVE NW
8	350110	0300	2/8/06	208000	440	0	4	1916	3	1536	No	No	8712 8TH AVE NW
8	211770	0055	9/22/04	199500	480	0	4	1989	3	7560	No	No	9550 7TH AVE NW
8	394190	0029	2/23/05	188000	580	0	4	1947	3	3086	No	No	9718 6TH AVE NW
8	663890	0495	10/26/06	273000	660	0	4	1926	4	3090	No	No	1102 NW 87TH ST
8	292070	0040	3/1/06	230000	720	0	4	1920	4	4080	No	No	202 N 87TH ST
8	094500	0380	6/15/06	286000	790	0	4	1940	3	4600	No	No	342 NW 86TH ST
8	926820	0765	6/23/06	260000	480	0	5	1926	3	5040	No	No	9016 4TH AVE NW
8	186240	0353	3/24/05	249000	480	480	5	1940	4	5400	No	No	9206 DIBBLE AVE NW
8	617090	0215	2/23/04	284000	600	350	5	1928	4	7268	No	No	108 NW 100TH ST
8	781870	0195	6/22/06	285000	650	0	5	1920	4	5000	No	No	8535 DIBBLE AVE NW
8	618470	0150	11/29/05	270000	680	0	5	1920	4	7751	No	No	9728 2ND AVE NW
8	350160	0140	8/17/04	215000	690	0	5	1948	4	4800	No	No	309 NW 89TH ST
8	292070	0215	2/7/05	340000	700	670	5	1920	4	4191	No	No	8721 2ND AVE NW
8	350160	0155	10/19/06	308000	710	0	5	1915	3	4800	No	No	323 NW 89TH ST
8	094500	0420	5/26/05	252400	710	0	5	1942	3	4600	No	No	320 NW 86TH ST
8	926820	0630	6/5/06	285000	720	0	5	1916	3	5040	No	No	9037 4TH AVE NW
8	053400	0160	11/27/06	195000	720	0	5	1947	3	5360	No	No	9533 3RD AVE NW
8	101400	0225	2/10/06	285000	750	0	5	1945	3	5850	No	No	9202 3RD AVE NW
8	291520	0090	9/12/06	225000	750	0	5	1922	3	5461	No	No	9749 PALATINE AVE N
8	268810	0025	3/28/06	305000	760	0	5	1940	4	3600	No	No	9056 12TH AVE NW
8	926820	0110	5/10/06	320500	770	0	5	1948	3	5040	No	No	409 NW 95TH ST
8	926820	0110	3/7/05	260000	770	0	5	1948	3	5040	No	No	409 NW 95TH ST
8	926820	0680	3/29/04	236000	770	0	5	1916	3	5040	No	No	9024 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	663890	0150	5/11/05	329500	840	220	5	1937	3	3875	No	No	8528 12TH AVE NW
8	291520	0295	3/26/04	215000	840	0	5	1920	3	3311	No	No	9758 3RD AVE NW
8	094500	0560	4/29/04	247000	1070	0	5	1906	4	5487	No	No	347 NW 86TH ST
8	101400	0045	8/10/04	246000	1210	0	5	1917	3	5080	No	No	9210 PALATINE AVE N
8	094500	0490	12/6/05	259000	1560	0	5	1906	3	4650	No	No	309 NW 86TH ST
8	926820	0656	11/9/06	299950	530	0	6	1945	3	4838	No	No	402 NW 90TH ST
8	362603	9341	5/23/05	260000	640	0	6	1924	4	6350	No	No	9510 2ND AVE NW
8	350160	0085	6/23/05	225000	650	0	6	1910	3	4800	No	No	342 NW 89TH ST
8	250800	0175	7/15/05	289000	670	0	6	1976	3	6350	No	No	8741 2ND AVE NW
8	117200	0070	9/1/04	235000	670	0	6	1940	3	6350	No	No	9008 PALATINE AVE N
8	362603	9156	11/4/04	265600	680	0	6	1922	3	5013	No	No	206 NW 101ST ST
8	291520	0210	9/16/04	299100	680	0	6	1922	4	5250	No	No	123 NW 100TH ST
8	291520	0255	1/21/05	225000	690	0	6	1938	3	6235	No	No	9730 3RD AVE NW
8	618470	0045	7/20/04	283000	700	110	6	1947	3	7620	No	No	9720 PALATINE AVE N
8	053400	0250	3/28/05	285000	720	0	6	1942	3	6690	No	No	9552 4TH AVE NW
8	663890	0355	9/14/04	272500	730	0	6	1942	4	5000	No	No	8512 11TH AVE NW
8	094600	0255	12/21/05	250000	730	0	6	1942	3	4650	No	No	653 NW 86TH ST
8	117200	0085	8/8/06	325500	740	0	6	1941	3	5715	No	No	9012 PALATINE AVE N
8	663890	0155	10/9/06	340000	740	0	6	1920	3	3099	No	No	8520 12TH AVE NW
8	617090	0185	4/15/04	276900	750	300	6	1947	4	5535	No	No	206 NW 100TH ST
8	101400	0230	3/1/06	310000	760	0	6	1940	3	5850	No	No	9208 3RD AVE NW
8	250800	0050	12/28/04	339500	760	160	6	1926	4	6350	No	No	8743 PALATINE AVE N
8	923290	0120	3/30/04	265000	770	0	6	1968	3	6350	No	No	9256 1ST AVE NW
8	350110	0170	3/31/04	273950	770	600	6	1938	4	4800	No	No	647 NW 89TH ST
8	350160	0100	7/21/05	405000	780	140	6	1926	4	4800	No	No	330 NW 89TH ST
8	292070	0195	12/30/04	291000	780	0	6	1915	4	6350	No	No	8724 2ND AVE NW
8	617090	0080	7/5/05	289000	790	0	6	1938	4	5453	No	No	122 N 100TH ST
8	291470	0080	7/19/05	190500	790	0	6	1941	3	5080	No	No	9538 PALATINE AVE N
8	663890	0405	5/5/06	349491	800	0	6	1942	3	6016	No	No	8520 10TH AVE NW
8	094600	0125	6/23/04	358000	800	600	6	1938	4	4600	No	No	643 NW 87TH ST
8	759570	0045	8/25/05	315000	800	800	6	1941	3	4960	No	No	8822 9TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 5
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	053400	0240	6/17/04	266000	800	0	6	1942	3	6692	No	No	9544 4TH AVE NW
8	926820	0570	3/16/06	385000	810	300	6	1942	3	5040	No	No	9028 7TH AVE NW
8	926820	0552	4/18/06	275000	810	0	6	1916	3	5110	No	No	9012 7TH AVE NW
8	291520	0055	4/22/04	236000	810	0	6	1926	3	5461	No	No	9740 PALATINE AVE N
8	781870	0540	5/26/04	321125	830	580	6	1916	3	3600	No	No	8544 DIBBLE AVE NW
8	094500	0510	5/11/05	370000	840	600	6	1942	4	4650	No	No	323 NW 86TH ST
8	053400	0090	2/22/05	299950	840	0	6	1942	3	6684	No	No	9728 4TH AVE NW
8	053400	0165	6/28/06	332500	840	250	6	1947	3	8040	No	No	9525 3RD AVE NW
8	617090	0055	6/21/04	262000	840	180	6	1940	3	5534	No	No	101 N 101ST ST
8	781870	0205	8/23/06	485000	850	240	6	1913	4	5000	No	No	8531 DIBBLE AVE NW
8	268810	0140	2/20/04	300000	850	360	6	1940	3	5400	No	No	9002 11TH AVE NW
8	926820	0711	12/7/06	325000	860	0	6	1951	3	6520	No	No	9059 3RD AVE NW
8	053400	0020	12/19/06	341000	860	300	6	1955	3	5360	No	No	9745 3RD AVE NW
8	362603	9197	12/3/04	271000	860	0	6	1943	3	6900	No	No	222 NW 95TH ST
8	617090	0050	1/18/05	318000	880	0	6	1940	4	5455	No	No	109 N 101ST ST
8	926820	0625	5/6/04	261000	880	0	6	1952	4	7560	No	No	9045 4TH AVE NW
8	186240	0330	6/25/04	230000	880	0	6	1946	3	6951	No	No	9235 8TH AVE NW
8	923290	0075	10/28/05	326000	890	0	6	1943	3	6350	No	No	9251 PALATINE AVE N
8	094500	0400	2/24/04	247000	890	0	6	1909	4	4600	No	No	332 NW 86TH ST
8	923290	0095	9/27/06	410000	890	0	6	1945	3	12700	No	No	9230 1ST AVE NW
8	094600	0140	6/7/05	399950	900	400	6	1942	3	4600	No	No	657 NW 87TH ST
8	781870	0240	6/29/06	357000	900	0	6	1913	4	5000	No	No	8509 DIBBLE AVE NW
8	094500	0250	9/23/05	272950	900	0	6	1951	3	4600	No	No	311 NW 87TH ST
8	292070	0220	8/22/05	345000	910	0	6	1910	3	4191	No	No	8719 2ND AVE NW
8	094500	0135	8/17/05	342500	910	0	6	1916	4	5000	No	No	316 NW 87TH ST
8	186240	0196	3/2/06	330000	910	0	6	1926	3	8226	No	No	9210 12TH AVE NW
8	618470	0055	11/15/06	320000	910	0	6	1920	3	7699	No	No	9723 PALATINE AVE N
8	618470	0055	7/13/04	264950	910	0	6	1920	3	7699	No	No	9723 PALATINE AVE N
8	053400	0125	6/2/05	325000	920	0	6	1942	3	6700	No	No	311 NW 97TH ST
8	751500	0085	2/18/04	251000	920	0	6	1946	3	7378	No	No	8749 13TH AVE NW
8	618470	0180	12/16/04	272500	920	0	6	1940	3	7087	No	No	9700 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	094500	0430	11/16/04	325500	930	0	6	1924	4	4600	No	No	316 NW 86TH ST
8	158860	0176	10/27/04	309000	950	360	6	1939	4	4144	No	No	860 NW 90TH ST
8	926820	0658	12/6/04	229950	960	0	6	1942	3	4920	No	No	9007 4TH AVE NW
8	158860	0200	7/18/06	405950	970	970	6	1938	3	6407	No	No	9014 9TH AVE NW
8	617090	0203	7/15/04	330500	980	110	6	1984	3	3993	No	No	112 NW 100TH ST
8	759570	0025	5/18/06	355000	990	0	6	1931	3	4920	No	No	8838 9TH AVE NW
8	759570	0025	3/3/05	263000	990	0	6	1931	3	4920	No	No	8838 9TH AVE NW
8	923290	0150	6/21/05	315250	1000	0	6	1940	3	6223	No	No	9231 2ND AVE NW
8	350110	0175	6/8/04	259000	1000	480	6	1985	3	4800	No	No	651 NW 89TH ST
8	350110	0155	9/23/04	310000	1010	0	6	1916	4	4800	No	No	631 NW 89TH ST
8	926820	0220	8/9/05	279000	1010	0	6	1951	3	7620	No	No	9215 6TH AVE NW
8	926820	0605	3/16/06	361200	1060	0	6	1924	4	6300	No	No	411 NW 92ND ST
8	751500	0035	4/7/06	299950	1060	0	6	1917	4	5754	No	No	8735 12TH AVE NW
8	926820	0445	11/22/04	325000	1060	0	6	1912	3	5782	No	No	712 NW 90TH ST
8	751500	0005	3/18/05	313000	1060	0	6	1907	4	5552	No	No	1207 NW 90TH ST
8	350110	0190	6/14/06	349950	1070	0	6	1917	3	4800	No	No	652 NW 88TH ST
8	186240	0446	12/21/05	293000	1070	0	6	1946	3	6800	No	No	9013 13TH AVE NW
8	350110	0240	4/22/05	370000	1090	0	6	1947	4	4800	No	No	8801 6TH AVE NW
8	186240	0336	7/25/05	275000	1110	0	6	1946	3	8108	No	No	9225 8TH AVE NW
8	250800	0065	5/21/04	275000	1110	0	6	1937	4	3175	No	No	8734 1ST AVE NW
8	250800	0125	2/15/06	325995	1152	0	6	1948	3	6350	No	No	8726 2ND AVE NW
8	268810	0130	12/28/05	459000	1190	0	6	1924	4	7304	No	No	908 9TH AVE NW
8	751500	0069	6/29/04	310000	1190	0	6	1941	4	6179	No	No	8715 13TH AVE NW
8	926820	0340	5/14/06	328000	1200	440	6	1940	3	5040	No	No	9214 8TH AVE NW
8	094600	0015	1/30/06	444200	1220	120	6	1925	3	5000	No	No	612 NW 87TH ST
8	053400	0070	4/18/05	303500	1220	0	6	1942	3	6687	No	No	9708 4TH AVE NW
8	094500	0225	6/13/05	299500	1220	0	6	1919	3	5428	No	No	8617 3RD AVE NW
8	158860	0210	3/14/06	350000	1260	910	6	1938	3	7042	No	No	9026 9TH AVE NW
8	350110	0150	12/19/05	400000	1320	450	6	1915	5	4800	No	No	627 NW 89TH ST
8	094500	0240	6/13/05	448000	1370	560	6	1919	4	3404	No	No	307 NW 87TH ST
8	270560	0045	7/5/05	410500	1380	840	6	1922	5	8000	No	No	9557 7TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	350160	0135	10/1/04	248500	1490	0	6	1948	3	4800	No	No	303 NW 89TH ST
8	186240	0245	11/21/05	324900	1550	0	6	2001	3	5421	No	No	9211 9TH AVE NW
8	362603	9276	8/16/06	448000	2190	0	6	2002	3	6350	No	No	9527 1ST AVE NW
8	350160	0030	8/30/06	348500	750	0	7	1946	5	4800	No	No	321 NW 90TH ST
8	926820	0004	3/16/05	285000	750	300	7	1979	3	5152	No	No	9253 3RD AVE NW
8	350160	0030	7/19/04	255500	750	0	7	1946	5	4800	No	No	321 NW 90TH ST
8	291520	0276	5/4/04	275000	790	0	7	1940	4	4011	No	No	9756 3RD AVE NW
8	394190	0083	4/21/04	248500	820	0	7	1950	3	8003	No	No	9524 6TH AVE NW
8	362603	9348	11/15/06	310000	830	0	7	1960	3	7700	No	No	202 NW 95TH ST
8	350160	0175	4/4/05	435000	850	1030	7	1955	5	4800	No	No	318 NW 88TH ST
8	186240	0175	6/12/06	342000	860	450	7	1940	3	11400	No	No	9231 11TH AVE NW
8	926820	0285	10/12/04	284950	860	0	7	1956	3	5040	No	No	709 NW 95TH ST
8	250800	0210	8/5/04	311500	860	0	7	1920	4	6050	No	No	8746 3RD AVE NW
8	277660	0027	2/28/06	373000	900	0	7	1952	3	5394	No	No	8514 14TH AVE NW
8	277660	0002	6/17/05	350000	900	220	7	1946	3	6141	No	No	8556 13TH AVE NW
8	277660	0027	2/26/05	220000	900	0	7	1952	3	5394	No	No	8514 14TH AVE NW
8	781870	0180	6/13/05	372800	920	160	7	1916	3	3000	No	No	8543 DIBBLE AVE NW
8	618470	0035	7/20/05	336000	930	0	7	1955	3	7620	No	No	9708 PALATINE AVE N
8	618470	0035	7/20/05	336000	930	0	7	1955	3	7620	No	No	9708 PALATINE AVE N
8	186240	0166	8/17/05	295000	930	0	7	1952	4	7653	No	No	9239 11TH AVE NW
8	186240	0345	6/2/04	296000	930	350	7	1951	3	5399	No	No	9215 8TH AVE NW
8	350110	0215	8/5/05	439950	940	860	7	1972	3	4800	No	No	628 NW 88TH ST
8	926820	0380	6/7/06	420500	950	300	7	1920	3	5040	No	No	9099 7TH AVE NW
8	186240	0351	2/18/04	301000	950	670	7	1947	4	5399	No	No	9213 8TH AVE NW
8	250800	0145	11/28/06	372000	960	0	7	1972	3	6350	No	No	8748 2ND AVE NW
8	117200	0135	7/15/06	406000	970	970	7	1951	3	6350	No	No	9017 PALATINE AVE N
8	926820	0575	5/26/06	385000	970	450	7	1940	3	5040	No	No	9040 7TH AVE NW
8	350110	0290	7/12/06	340000	980	0	7	1950	3	4650	No	No	647 NW 88TH ST
8	759570	0146	2/7/06	374500	990	670	7	1978	3	4960	No	No	8832 DIBBLE AVE NW
8	617090	0159	2/11/04	223500	990	0	7	1955	3	5331	No	No	219 NW 101ST ST
8	394190	0027	10/20/04	259000	1010	0	7	1953	4	5000	No	No	9720 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	362603	9391	5/4/06	445000	1030	1030	7	1978	3	6350	No	No	9517 2ND AVE NW
8	101400	0135	5/4/04	250000	1030	0	7	1900	3	6321	No	No	9227 1ST AVE NW
8	094600	0067	6/30/06	395000	1040	1000	7	1977	3	4600	No	No	607 NW 87TH ST
8	362603	9407	11/30/04	354950	1040	440	7	2004	3	5001	No	No	114 N 101ST ST
8	362603	9409	11/17/04	350000	1040	440	7	2004	3	5009	No	No	144 N 101ST ST
8	781870	0135	4/19/06	395000	1050	330	7	1991	3	1533	No	No	8521 9TH AVE NW
8	350210	0020	11/6/06	465000	1060	90	7	1926	3	4800	No	No	349 NW 89TH ST
8	926820	0315	2/11/04	425000	1060	810	7	1927	5	8442	No	No	9209 7TH AVE NW
8	186240	0226	8/22/05	392500	1070	0	7	1942	3	8130	No	No	9234 11TH AVE NW
8	094600	0005	5/16/05	336500	1070	0	7	1927	3	4800	No	No	602 NW 87TH ST
8	158860	0066	1/20/06	373200	1080	0	7	1939	3	4797	No	No	810 NW 90TH ST
8	926820	0730	4/13/06	375000	1090	540	7	1990	3	5049	No	No	9021 3RD AVE NW
8	926820	0508	6/15/06	416850	1100	470	7	1977	3	5040	No	No	9029 6TH AVE NW
8	211770	0067	5/2/06	387500	1100	530	7	1983	3	5075	No	No	9544 7TH AVE NW
8	117200	0440	5/25/04	240000	1100	0	7	1953	3	5950	No	No	9010 3RD AVE NW
8	292070	0145	10/16/06	383000	1120	0	7	1940	3	6985	No	No	8723 1ST AVE NW
8	291470	0220	8/9/06	403000	1120	650	7	1962	3	6350	No	No	9540 1ST AVE NW
8	291470	0220	8/9/06	403000	1120	650	7	1962	3	6350	No	No	9540 1ST AVE NW
8	759570	0265	7/27/06	430000	1130	0	7	1929	3	3960	No	No	815 NW 88TH ST
8	362603	9215	8/26/05	295000	1130	0	7	1960	3	5000	No	No	208 NW 95TH ST
8	350160	0005	4/8/05	380000	1130	1000	7	1956	5	7200	No	No	303 NW 90TH ST
8	362603	9215	3/4/04	215000	1130	0	7	1960	3	5000	No	No	208 NW 95TH ST
8	350110	0205	7/17/06	330000	1150	620	7	1982	3	4800	No	No	636 NW 88TH ST
8	362603	9346	3/21/06	398000	1160	920	7	1961	3	6706	No	No	9032 1ST AVE NW
8	926820	0735	5/2/06	435000	1200	700	7	1984	3	5060	No	No	9017 3RD AVE NW
8	186240	0266	12/21/06	395000	1200	650	7	1950	3	5987	No	No	9245 DIBBLE AVE NW
8	394190	0028	4/19/05	358000	1200	0	7	1932	4	11426	No	No	9715 4TH AVE NW
8	926820	0585	12/26/06	410000	1220	0	7	1961	3	5040	No	No	9048 7TH AVE NW
8	158860	0015	1/27/05	340000	1220	0	7	1960	3	5514	No	No	9047 8TH AVE NW
8	362603	9151	10/25/06	353950	1230	0	7	1953	3	5445	No	No	9503 9TH AVE NW
8	350210	0005	9/6/05	449000	1240	840	7	1925	4	4800	No	No	331 NW 89TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	291470	0345	3/7/05	285500	1240	0	7	1986	3	3175	No	No	9542 2ND AVE NW
8	291470	0210	3/10/04	325000	1250	0	7	1972	5	6350	No	No	9536 1ST AVE NW
8	362603	9214	4/22/04	252000	1260	0	7	1973	3	5588	No	No	9521 2ND AVE NW
8	094500	0340	11/2/05	495000	1300	940	7	1916	4	4508	No	No	357 NW 87TH ST
8	277660	0055	3/29/06	440000	1300	560	7	1946	3	7842	No	No	8555 13TH AVE NW
8	268810	0135	11/28/05	615000	1330	400	7	1991	3	5431	No	No	9008 11TH AVE NW
8	186240	0390	5/28/04	325000	1350	0	7	1926	4	8160	No	No	9021 12TH AVE NW
8	362603	9265	7/20/04	260000	1370	0	7	1977	3	6350	No	No	9516 1ST AVE NW
8	350160	0160	7/16/04	322999	1380	0	7	1954	3	4800	No	No	327 NW 89TH ST
8	362603	9228	8/10/05	350000	1380	0	7	1925	4	7015	No	No	9526 3RD AVE NW
8	362603	9411	8/15/06	394000	1420	0	7	2004	3	1854	No	No	122 N 101ST ST
8	362603	9415	8/21/06	391000	1420	0	7	2004	3	2581	No	No	136 N 101ST ST
8	362603	9416	3/23/06	360000	1420	0	7	2004	3	2037	No	No	130 N 101ST ST
8	362603	9416	9/22/04	330000	1420	0	7	2004	3	2037	No	No	130 N 101ST ST
8	362603	9414	8/25/04	328500	1420	0	7	2004	3	1707	No	No	128 N 101ST ST
8	362603	9412	9/17/04	327950	1420	0	7	2004	3	2052	No	No	124 N 101ST ST
8	362603	9415	9/15/04	327950	1420	0	7	2004	3	2581	No	No	136 N 101ST ST
8	362603	9408	9/15/04	325000	1420	0	7	2004	3	2509	No	No	120 N 101ST ST
8	362603	9410	8/24/04	324950	1420	0	7	2004	3	1715	No	No	134 N 101ST ST
8	362603	9411	8/24/04	324950	1420	0	7	2004	3	1854	No	No	122 N 101ST ST
8	362603	9413	9/23/04	324950	1420	0	7	2004	3	1895	No	No	126 N 101ST ST
8	362603	9417	8/24/04	324950	1420	0	7	2004	3	2002	No	No	132 N 101ST ST
8	926820	0435	6/9/05	385000	1430	280	7	1981	3	4602	No	No	9006 8TH AVE NW
8	926820	0435	10/27/06	385000	1430	280	7	1981	3	4602	No	No	9006 8TH AVE NW
8	291520	0135	11/15/04	342000	1430	0	7	1939	3	8630	No	No	105 N 100TH ST
8	663890	0535	9/16/05	397400	1440	0	7	1962	3	7725	No	No	1004 NW 87TH ST
8	292070	0125	5/26/06	380000	1440	0	7	1924	3	6350	No	No	8718 1ST AVE NW
8	663890	0535	10/26/04	284950	1440	0	7	1962	3	7725	No	No	1004 NW 87TH ST
8	158860	0060	5/11/04	340000	1460	340	7	1928	4	6788	No	No	9011 8TH AVE NW
8	781870	0521	5/3/05	325000	1470	0	7	1983	3	5040	No	No	8534 DIBBLE AVE NW
8	350160	0150	7/2/04	388000	1490	860	7	1988	3	4800	No	No	317 NW 89TH ST

**Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	270560	0061	12/10/04	299000	1510	0	7	1963	4	5000	No	No	9531 7TH AVE NW
8	926820	0550	11/13/06	359000	1520	0	7	1999	3	5010	No	No	9018 7TH AVE NW
8	394190	0070	4/6/04	366500	1540	940	7	1930	4	9000	No	No	9535 4TH AVE NW
8	618470	0100	6/14/05	374950	1550	0	7	1979	3	7713	No	No	9726 1ST AVE NW
8	101400	0210	6/29/05	415000	1560	0	7	1906	5	6858	No	No	9211 2ND AVE NW
8	292070	0065	1/23/04	365000	1570	0	7	2001	3	6350	No	No	8728 PALATINE AVE N
8	094600	0095	6/29/06	502500	1590	0	7	1920	4	4184	No	No	627 NW 87TH ST
8	926820	0495	7/2/04	436000	1620	0	7	1926	5	4834	No	No	9041 6TH AVE NW
8	618470	0065	6/19/06	410000	1770	0	7	1948	5	7620	No	No	9715 PALATINE AVE N
8	663890	0040	8/22/05	589990	2050	600	7	1977	3	6000	No	No	8509 11TH AVE NW
8	759570	0065	9/20/06	452500	2150	0	7	1987	3	4960	No	No	8804 9TH AVE NW
8	362603	9065	12/23/04	340000	2180	330	7	1994	3	5022	No	No	116 N 101ST ST
8	101500	0035	7/23/04	315000	2300	0	7	1994	3	5831	No	No	9030 3RD AVE NW
8	926820	0046	8/1/05	464450	2310	0	7	2005	3	4967	No	No	9206 4TH AVE NW
8	926820	0045	8/11/05	459950	2310	0	7	2005	3	4972	No	No	9202 4TH AVE NW
8	781870	0505	11/8/06	485000	2480	0	7	2003	3	3000	No	No	8530 DIBBLE AVE NW
8	781870	0505	4/21/04	399950	2480	0	7	2003	3	3000	No	No	8530 DIBBLE AVE NW
8	291470	0391	9/27/04	425000	2580	0	7	2000	3	6350	No	No	9555 2ND AVE NW
8	926820	0390	7/26/05	509950	1480	1060	8	2005	3	5040	No	No	9045 7TH AVE NW
8	759570	0205	12/13/04	500000	1720	0	8	1918	5	9920	No	No	8811 8TH AVE NW
8	186240	0450	11/11/04	400000	1850	0	8	2003	3	6800	No	No	9008 14TH AVE NW
8	663890	0101	2/20/04	377500	1890	800	8	1930	4	3500	No	No	8547 11TH AVE NW
8	617090	0170	12/9/05	435000	1960	0	8	1940	4	5721	No	No	10002 3RD AVE NW
8	211770	0015	7/25/05	550000	2080	0	8	2005	3	7560	No	No	9515 6TH AVE NW
8	211770	0095	2/8/06	500000	2510	1230	8	2005	3	7560	No	No	9510 7TH AVE NW
8	923290	0045	12/29/06	610000	2670	0	8	2006	3	6350	No	No	9242 PALATINE AVE N
8	277660	0014	7/26/05	612000	3840	0	8	1946	5	8618	No	No	8540 13TH AVE NW

**Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	010600	0065	3/7/06	305500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	010600	0100	5/10/05	118380	RELATED PARTY, FRIEND, OR NEIGHBOR...
2	010600	0371	3/23/05	19789	PARTIAL INTEREST (1/3, 1/2, Etc.)...
2	010600	0371	3/9/05	19600	PARTIAL INTEREST (1/3, 1/2, Etc.)...
2	010700	0015	12/13/06	456500	OBSOL
2	010700	0015	10/28/05	385000	OBSOL
2	010700	0050	1/20/05	293000	OBSOL
2	010800	0110	5/17/04	330000	TEAR DOWN...
2	010800	0115	5/17/04	330000	TEAR DOWN...
2	010800	0120	11/1/06	349888	ACTIVE PERMIT BEFORE SALE>25K...
2	010800	0120	6/24/05	525000	DOR RATIO....
2	074800	0085	9/12/06	550000	IMP COUNT
2	074800	0205	6/8/04	280000	IMP COUNT...
2	074800	0275	6/27/05	68662	PARTIAL INTEREST (1/3, 1/2, Etc.)...
2	074800	0295	2/27/06	250000	DIAGNOSTIC OUTLIER
2	074800	0345	5/9/06	400000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	076700	0134	12/23/04	93526	DOR RATIO....
2	076700	0136	12/20/06	306000	DIAGNOSTIC OUTLIER
2	076700	0225	6/17/04	97693	DOR RATIO....
2	092400	0005	9/13/04	255000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	092400	0035	8/5/04	260000	RELATED PARTY, FRIEND, OR NEIGHBOR...
2	092400	0040	2/17/06	312950	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	113900	0050	9/25/06	365000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	113900	0544	8/24/05	199973	DOR RATIO....
2	186240	0066	5/19/04	499200	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	198020	0290	8/11/04	268000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	198020	0325	7/25/05	465000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	198020	0371	7/6/04	355000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	201630	0046	9/30/05	51500	DOR RATIO
2	201630	0070	7/14/04	243000	DOR RATIO
2	201630	0076	6/22/05	350000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	226900	0050	3/10/05	425000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	228400	0015	10/7/04	325000	NO MARKET EXPOSURE
2	228400	0020	11/8/04	315000	NO MARKET EXPOSURE
2	228400	0025	10/4/04	300000	NO MARKET EXPOSURE
2	242603	9106	1/6/04	228500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	242603	9152	8/15/06	725000	OBSOL...
2	242603	9280	9/29/04	365500	DOR RATIO
2	247450	0035	7/7/04	305000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	287460	0140	12/14/04	338600	OBSOL
2	287460	0350	5/27/04	329000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	344200	0127	7/26/04	169000	DIAGNOSTIC OUTLIER
2	362603	9079	9/20/05	378000	IMP COUNT
2	362603	9144	8/10/05	165097	PARTIAL INTEREST (1/3, 1/2, Etc.)...
2	362603	9204	6/21/05	150958	RELATED PARTY, FRIEND, OR NEIGHBOR...

**Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	362603	9205	10/27/04	120977	PARTIAL INTEREST (1/3, 1/2, Etc.)...
2	362603	9241	4/22/05	440000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	362603	9247	3/15/06	512000	IMP COUNT
2	362603	9247	2/4/05	226000	IMP COUNT
2	362603	9406	3/17/06	865000	NO MARKET EXPOSURE
2	391840	0180	9/17/04	250000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	440320	0255	12/13/06	819500	ACTIVE PERMIT BEFORE SALE>25K...
2	504980	0020	1/7/04	249950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	504980	0030	12/4/06	197111	RELATED PARTY, FRIEND, OR NEIGHBOR
2	552260	0070	12/18/05	418500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
2	552260	0075	6/24/05	419000	RELOCATION - SALE TO SERVICE
2	615490	0010	3/19/04	54473	RELATED PARTY, FRIEND, OR NEIGHBOR...
2	616690	0083	4/20/06	50000	RELATED PARTY, FRIEND, OR NEIGHBOR...
2	616690	0084	1/5/04	253100	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	638050	0091	6/22/05	347000	IMP COUNT
2	676620	0020	2/11/04	298000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	682410	0005	10/13/05	500000	OBSOL
2	682410	0016	9/29/06	700000	OBSOL...
2	682410	0140	3/30/05	500000	IMP COUNT
2	730890	0040	6/24/05	465000	1031 TRADE
2	730890	0200	10/28/05	51300	DOR RATIO....
2	730890	0545	6/17/04	387000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	730890	0635	9/9/04	296950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	730940	0020	10/19/05	400000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	741420	0015	8/12/04	331500	RELOCATION - SALE TO SERVICE
2	758620	0040	6/20/06	354000	UNFIN AREA
2	792260	0020	3/31/04	121505	DOR RATIO....
2	914410	0195	9/29/05	367500	RELOCATION - SALE TO SERVICE
2	914410	0285	1/4/05	15174	PARTIAL INTEREST (1/3, 1/2, Etc.)...
2	914410	0326	10/27/04	725000	NON-REPRESENTATIVE SALE
2	914410	0338	4/14/04	147619	RELATED PARTY, FRIEND, OR NEIGHBOR...
2	914410	0385	11/30/04	282700	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	915760	0085	3/25/05	357500	1031 TRADE
2	949820	0065	12/9/04	325000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	016400	0411	10/26/06	820000	DIAGNOSTIC OUTLIER
4	016400	0415	6/1/06	27500	BANKRUPTCY - RECEIVER OR TRUSTEE...
4	083200	0161	11/13/06	558500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
4	130630	0130	9/14/04	172000	DOR RATIO
4	130630	0135	5/13/04	263620	EXEMPT FROM EXCISE TAX...
4	130630	0140	2/17/06	284500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
4	130630	0195	1/27/05	195000	DOR RATIO
4	178550	0082	2/28/06	279950	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
4	192604	9277	5/19/04	220000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	229140	0195	5/5/04	307000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	229140	0235	5/9/06	395000	OBSOL...

**Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	229140	0676	9/26/05	470000	OBSOL
4	229140	0715	10/21/05	119490	DOR RATIO
4	229140	0755	9/1/05	355000	OBSOL
4	229140	0786	3/30/05	252000	DIAGNOSTIC OUTLIER
4	291620	0048	9/1/05	14266	PARTIAL INTEREST (1/3, 1/2, Etc.)...
4	291870	0020	9/15/06	454950	ACTIVE PERMIT BEFORE SALE>25K
4	291870	0090	11/13/06	255527	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	291870	0110	3/1/05	325000	NO MARKET EXPOSURE
4	291870	0140	10/25/05	384000	NO MARKET EXPOSURE
4	291870	0150	2/23/05	70137	DOR RATIO....
4	364510	0210	9/2/05	292000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
4	364510	0215	7/20/06	419950	STATEMENT TO DOR
4	434380	0035	10/14/04	255500	DIAGNOSTIC OUTLIER
4	614010	0360	2/2/04	225000	DIAGNOSTIC OUTLIER
4	614010	0670	4/8/04	255000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	614060	0040	11/26/04	172500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
4	614060	0049	11/9/04	159861	DOR RATIO....
4	614060	0060	12/8/05	279350	DIAGNOSTIC OUTLIER
4	614060	0210	4/19/04	65412	DOR RATIO....
4	614060	0295	1/5/04	220000	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	614060	0315	1/19/05	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	614110	0125	10/4/06	375000	IMP COUNT
4	614110	0515	12/5/04	144500	NON-REPRESENTATIVE SALE...
4	614110	0530	8/18/04	270000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	614110	0655	8/23/04	68182	DOR RATIO....
4	614110	0655	11/18/05	94735	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	614110	0830	9/15/04	86350	PARTIAL INTEREST (1/3, 1/2, Etc.)...
4	614160	0040	4/20/06	366000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
4	614160	0160	12/2/04	155000	DOR RATIO
4	614160	0210	8/26/05	219950	IMP. CHARACTERISTICS CHANGED SINCE SALE...
4	637850	0020	9/12/05	414000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	637850	0345	1/16/04	304000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	701720	0005	3/10/04	230000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	701720	0065	7/7/04	279000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	718980	0145	4/11/06	235000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	891100	0600	4/13/05	325000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
5	078900	0335	4/25/06	475000	ACTIVE PERMIT BEFORE SALE>25K...
5	078900	0335	12/20/06	450000	ACTIVE PERMIT BEFORE SALE>25K...
5	152930	0160	11/15/05	378560	IMP COUNT
5	152930	0160	12/13/06	340000	IMP COUNT
5	152930	0240	5/4/04	105000	NON-REPRESENTATIVE SALE...
5	152930	0265	6/17/04	300000	RELATED PARTY, FRIEND, OR NEIGHBOR...
5	153230	0120	6/24/04	285000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	291720	0240	6/30/04	399950	SEGREGATION AND/OR MERGER
5	291720	0355	12/8/05	363500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	291720	0480	5/10/06	45132	RELATED PARTY, FRIEND, OR NEIGHBOR...
5	291720	0501	2/27/04	100000	NON-REPRESENTATIVE SALE...
5	312604	9058	5/8/06	600000	OBSOL...
5	312604	9190	6/1/04	406000	SEGREGATION AND/OR MERGER
5	312604	9260	2/17/04	130650	PARTIAL INTEREST (1/3, 1/2, Etc.)...
5	312604	9269	8/18/04	68204	PARTIAL INTEREST (1/3, 1/2, Etc.)...
5	312604	9285	6/2/06	503000	OBSOL...
5	312604	9294	6/16/04	395000	TEAR DOWN...
5	312604	9343	5/8/06	600000	OBSOL...
5	312604	9344	5/8/06	600000	OBSOL...
5	312604	9346	5/8/06	600000	OBSOL...
5	604640	0145	11/26/04	195000	IMP COUNT...
5	604640	0145	5/10/06	475000	IMP COUNT
5	604640	0315	8/19/05	314950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	604640	0490	8/27/04	265000	OBSOL
5	604640	0695	10/19/04	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	604640	0755	5/10/05	369000	RELOCATION - SALE TO SERVICE
5	604640	1000	9/12/05	349950	IMP COUNT
5	604640	1105	2/1/06	272000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
5	614560	0055	4/15/04	250000	DIAGNOSTIC OUTLIER
5	614560	0275	2/23/04	229950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	614560	0300	10/14/04	300000	NON-REPRESENTATIVE SALE
5	614560	0311	9/25/04	192000	DOR RATIO
5	614560	0311	6/30/04	13000	RELATED PARTY, FRIEND, OR NEIGHBOR...
5	614560	0400	7/19/04	215000	DIAGNOSTIC OUTLIER
5	614560	0545	5/10/04	295000	SEGREGATION AND/OR MERGER
5	614560	0805	2/6/04	284000	IMP COUNT
5	614560	0805	3/14/06	328500	IMP COUNT...
5	614560	1025	9/13/04	175500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	614560	1190	12/28/04	319950	TEAR DOWN
5	614560	1289	9/13/06	380000	DIAGNOSTIC OUTLIER
5	614560	1350	6/25/05	70739	DOR RATIO....
5	614560	1400	4/19/04	57780	NON-REPRESENTATIVE SALE...
5	614560	1450	4/16/04	205000	STATEMENT TO DOR
5	614560	1635	7/6/05	262500	UNFIN AREA
5	614560	1875	8/18/05	100000	PARTIAL INTEREST (1/3, 1/2, Etc.)...
5	614560	1974	12/7/04	155000	DOR RATIO
5	614560	2185	12/19/05	375500	UNFIN AREA
5	614560	2381	4/22/04	279000	DIAGNOSTIC OUTLIER
5	614560	2385	9/16/04	319000	IMP COUNT
5	614560	2475	9/11/06	380000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
5	614560	2591	8/12/04	190000	NON-REPRESENTATIVE SALE
5	614560	2830	11/2/05	95000	RELATED PARTY, FRIEND, OR NEIGHBOR...
5	643150	0295	2/23/04	70246	PARTIAL INTEREST (1/3, 1/2, Etc.)...
5	643150	0354	1/6/05	385000	IMP COUNT

**Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	926670	0130	6/8/04	30125	RELATED PARTY, FRIEND, OR NEIGHBOR...
5	926670	0195	6/14/05	447000	SEGREGATION AND/OR MERGER
5	926670	0685	6/16/04	266255	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
5	926670	0719	1/25/06	360000	UNFIN AREA
5	926670	0895	2/23/05	225000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	926670	1085	10/8/04	250000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	946520	0250	6/2/05	335000	IMP COUNT...
5	946520	0305	1/10/06	100000	RELATED PARTY, FRIEND, OR NEIGHBOR...
5	946520	0475	9/9/04	395000	SEGREGATION AND/OR MERGER
5	946520	0476	4/11/05	295000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	053400	0015	2/22/05	62500	EXEMPT FROM EXCISE TAX...
8	094500	0240	12/29/04	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	094500	0390	5/13/04	355000	1031 TRADE
8	094500	0500	9/15/04	216000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	094600	0005	1/30/06	560000	DIAGNOSTIC OUTLIER
8	101400	0070	3/17/05	160000	NON-REPRESENTATIVE SALE
8	117200	0470	2/15/06	287500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
8	158860	0150	7/14/06	325000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
8	158860	0200	6/15/05	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	186240	0270	5/11/06	400000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	186240	0271	4/16/04	335000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	186240	0280	10/19/05	285000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
8	211770	0015	12/6/04	290000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	250800	0045	9/28/04	226000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	250800	0085	5/25/06	420000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	250800	0125	3/22/04	210000	NON-REPRESENTATIVE SALE
8	250800	0165	7/7/05	295000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	268810	0085	7/14/06	671500	OBSOL
8	270560	0056	3/1/05	525000	OBSOL
8	270560	0060	3/1/05	525000	OBSOL
8	277660	0003	3/30/05	142770	PARTIAL INTEREST (1/3, 1/2, Etc.)...
8	291470	0380	1/3/05	95333	DOR RATIO
8	291520	0105	5/23/05	242000	%COMPL
8	292070	0170	1/16/04	250000	RELATED PARTY, FRIEND, OR NEIGHBOR...
8	292070	0180	11/2/06	120000	RELATED PARTY, FRIEND, OR NEIGHBOR...
8	350110	0140	7/6/04	285000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	350110	0215	3/22/04	235000	QUIT CLAIM DEED
8	350110	0245	10/31/06	419000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
8	350160	0145	8/25/05	325000	UNFIN AREA
8	350160	0255	6/29/06	225000	DIAGNOSTIC OUTLIER
8	350210	0025	3/14/05	265000	DIAGNOSTIC OUTLIER
8	362603	9070	10/13/04	272000	OBSOL
8	362603	9298	11/2/04	30363	DOR RATIO...
8	394190	0027	2/9/04	343000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
8	394190	0095	8/18/04	230000	DOR RATIO....

**Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	617090	0065	3/15/06	20000	DOR RATIO....
8	618470	0075	2/8/05	111368	DOR RATIO....
8	751500	0036	4/13/06	485000	IMP COUNT...
8	759570	0160	6/30/05	370800	IMP COUNT
8	759570	0190	12/13/04	24602	DOR RATIO....
8	759570	0190	10/13/05	24602	EXEMPT FROM EXCISE TAX...
8	781870	0360	7/19/05	205000	OBSOL
8	781870	0521	10/25/06	162174	DOR RATIO....
8	923290	0045	7/19/05	187000	DOR RATIO
8	923290	0087	5/4/05	290000	DIAGNOSTIC OUTLIER
8	926820	0116	7/29/04	270000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	926820	0390	8/11/04	170720	DOR RATIO
8	926820	0515	3/10/04	28469	EXEMPT FROM EXCISE TAX...
8	926820	0361	6/12/06	337000	DIAGNOSTIC OUTLIER
8	926820	0560	11/23/04	285000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	926820	0635	9/14/04	124000	DOR RATIO
8	926820	0641	2/26/04	94118	RELATED PARTY, FRIEND, OR NEIGHBOR...
8	926820	0711	1/7/05	86129	DOR RATIO
8	926820	0727	7/17/06	418200	RELATED PARTY, FRIEND, OR NEIGHBOR...



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Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2007
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr